

THE NIAGARA ESCARPMENT PLAN

VOLUME 3

Replies to the
Heritage Officers' Report

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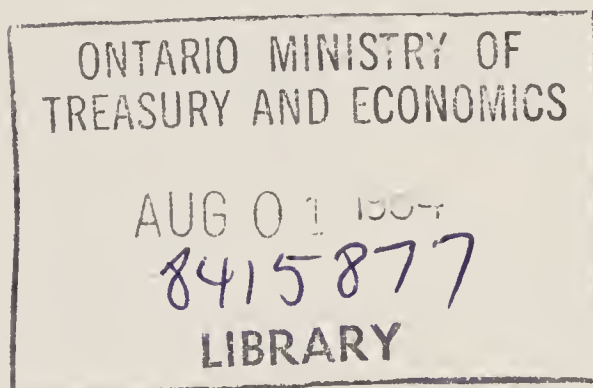
Provincial
Secretariat for
Resources Development

Hon. Norman W. Sterling, Q.C.
Provincial Secretary
Don Stevenson
Deputy Provincial Secretary

dfgd
Vol 3

THE NIAGARA ESCARPMENT PLAN

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Responses to the Hearing Officers' Report



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Resources Development

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JULY 1984

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VOLUME 3. RESPONSES TO THE HEARING OFFICERS' REPORT

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INTRODUCTION

INTRODUCTION

To comply with Section 10(10) of *The Niagara Escarpment Planning and Development Act*, this volume contains the intentions of the Provincial Secretary for Resources Development arising from the recommendations of the Hearing Officers on The Proposed Plan for the Niagara Escarpment prepared by the Niagara Escarpment Commission in 1979.

The following reports are relevant to the consideration of the contents of this document:

1. Niagara Escarpment Commission: The Proposed Plan for the Niagara Escarpment (November 1979).
2. Niagara Escarpment Proposed Plan Hearing:
Report of the Hearing Officers (January 1983).
 - Volume 1. General Section
 - Volume 2. Phase I: Hearing
 - Volumes 3 and 4. Phase II: Hearings, including presentations dealing with issues in the Regional Municipalities of Niagara, Hamilton-Wentworth, Halton and Peel and the Counties of Dufferin, Simcoe, Grey and Bruce.
3. Niagara Escarpment Commission. Response to the Hearing Officers' Report on the Niagara Escarpment Proposed Plan Hearing (June 1983).
4. Niagara Escarpment Commission. The Final Proposed Plan for the Niagara Escarpment (June 1983).
5. Provincial Secretariat for Resources Development.
Niagara Escarpment Plan.
 - Volume 1: *Planning and Implementation Process*
 - Volume 2: *Recommended Policies of the Provincial Secretary For Resources Development* (July 1984).

This volume comprises the following parts:

- Part 1: lists recommendations arising from Phase I of the hearings and described in Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Volume 1: The General Section and the intentions of the Provincial Secretary for Resources Development thereon.
- Part 2 lists the intentions of the Provincial Secretary for Resources Development with regard to individual submissions made during the Phase II Hearings and reported in Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Volumes 3 and 4.

Part 2 is subdivided into sections according to Regional Municipalities and Counties along the Niagara Escarpment.

PART 1
RECOMMENDATIONS ARISING FROM
THE PHASE 1 HEARINGS



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PART 1. RECOMMENDATIONS ARISING FROM THE PHASE I HEARINGS

Note to Reader

1. The numbers of the recommendations in this part are those established by the Hearing Officers in Chapter 17 of the document titled Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Vol.1, pp. 89 to 109.
2. References to the recommendations of the Niagara Escarpment Commission in June 1983 relate to information contained in the following documents:
 - Response to the Hearing Officers' Report on the Niagara Escarpment Proposed Plan Hearing (June 1983).
 - The Final Proposed Plan for the Niagara Escarpment (June 1983).
3. References following each recommendation of the Provincial Secretary for Resources Development refer to sections of the document titled Niagara Escarpment Plan. Volume 2: *Recommended Policies of the Provincial Secretary for Resources Development* (July 1984).

General Recommendations

1. That the Plan be accepted as modified by the general recommendations elsewhere in this report and by the specific recommendations set out in certain submissions numbered 1 to 743 inclusive.

RECOMMENDED: The Niagara Escarpment Plan, as recommended by the Provincial Secretary for Resources Development, be accepted.

2. That Part 1 of The Proposed Plan become an appendix to the Plan and not form part of the Plan.

RECOMMENDED: Accept. Part 1, the introduction to The Proposed Plan, included background information more suitable for inclusion in an appendix or a separate document.

3. That Part 6 of The Proposed Plan become Part 1 and be made part of the Plan.

RECOMMENDED: The Niagara Escarpment Plan will comprise the following parts:

- Part 1. General Policies and Definitions
- Part 2. Land Use Policies
- Part 3. Development Criteria
- Part 4. The Niagara Escarpment Parks System
- Maps 1 to 9

4. That wherever The Proposed Plan places emphasis on certain land uses as compared with others such emphasis be removed.

RECOMMENDED: Accept. Many amendments to The Proposed Plan recommended by the Niagara Escarpment Commission in June 1983 which redress the imbalance regarding farmlands are also accepted.

5. That it be made clear in The Proposed Plan that all development adjacent to operating farms must be compatible with the farming operation and not the reverse.

RECOMMENDED: Accept. The provisions of the Foodland Guidelines and Agricultural Code of Practice will be applied.

6. That high priority Mineral Resource Areas as identified by the Ministry of Natural Resources be included as part of The Proposed Plan and that this be done preferably by means of “overlays” to the maps that form part of The Proposed Plan.

RECOMMENDED: “High potential mineral aggregate resources” as described by the Ministry of Natural Resources in a submission to the Hearing Officers, be shown on a supplementary map for information purposes which will not form part of the Plan. (Niagara Escarpment Plan, Recommended Policies of the Provincial Secretary for Resources Development, Volume 2, Part 2, Section 2.8 Mineral Extraction Area).

7. That The Proposed Plan, when finalized, be implemented at the local level by zoning bylaws including provision for site plan control pursuant to the provisions of The Planning Act.

RECOMMENDED: The responsibility for development applications in the area of The Niagara Escarpment Plan be delegated progressively to the local level.

- Initially, the present development permit system will be delegated to upper-tier municipalities which express a desire to assume responsibility for this function.
- A site-plan control system will be established to enable local municipalities to assume responsibility for decisions on development applications. The site-plan control system will be based on official plans and zoning bylaws which must first be brought into conformity with The Niagara Escarpment Plan. A monitoring process will also be established to ensure some uniformity of planning administration along the length of the Escarpment.

Part Two of the Proposed Plan: Land Use Policies

Introduction

8. That a new paragraph be added to Section 2.1 of The Proposed Plan to provide for the possibility that a boundary line may be moved in conformity with site specific information without the necessity of an amendment to The Proposed Plan.

RECOMMENDED: Accept (Section 1.1 Interpretation of Boundaries).

Escarpment Natural

9. That Section 2.2 of The Proposed Plan under the heading Permitted Uses be amended to delete all the words after the word “dwellings” in Subsection 3 so that this subsection will now read:

Single family dwellings.

RECOMMENDED: Accept (Section 2.2 Escarpment Natural Area).

10. That Section 2.2 of The Proposed Plan be modified to provide for the creation of new lots in Escarpment Natural Areas, and the word “only” be removed from the New Lots subsection as written.

RECOMMENDED: The recommendations of the Niagara Escarpment Commission providing for lot creation by severance in Escarpment Natural Areas, as submitted in June 1983, be accepted (Section 2.2 Escarpment Natural Area, New Lots).

Escarpment Protection

11. That a new subsection be added to The Proposed Plan under New Lots in Section 2.3, Escarpment Protection Areas, similar to No. 3 under Escarpment Rural Areas (Section 2.4).

RECOMMENDED: The recommendation of the Niagara Escarpment Commission, submitted in June 1983 providing for lot creation by severance in Escarpment Protection Areas, be accepted (Section 2.3 Escarpment Protection Area, New Lots).

Escarpment Rural

12. That the word “compatible” be deleted from Objective No. 3 in The Proposed Plan under Section 2.4 Escarpment Rural Areas.

RECOMMENDED: The recommendation of the Niagara Escarpment Commission regarding Objective No. 3 in Escarpment Rural Areas, as submitted in June 1983, be accepted (Section 2.3 Escarpment Rural Area, Objectives).

Minor Urban Centre

13. That Section 2.5 Minor Urban Centres of The Proposed Plan, be modified by adding a new Subsection 7 indicating that nothing contained in these objectives will prevent the expansion of a Minor Urban Centre into either Escarpment Natural or Escarpment Protection Areas, provided the proper requirements can be met which, among other things, would not allow for any extension into hazard or unbuildable lands.

RECOMMENDED: Development objectives for Minor Urban Centres, as recommended by the Niagara Escarpment Commission in June 1983, be accepted (Section 2.5 Minor Urban Centres, Development Objectives).

Urban Centres

14. That all sections under Section 2.6 of The Proposed Plan be combined into a new single section.

RECOMMENDED: Policies for Urban Centres, as recommended by the Hearing Officers, are accepted in general. Minor amendments proposed by the Niagara Escarpment Commission in June 1983 to reflect more accurately the intent of the policy, are also accepted (Section 2.6 Urban Areas).

15. That a No. 7 be added to the Growth Objectives under that new Urban Centres section to indicate that nothing contained in these growth objectives will prevent the creation of a lot for development purposes from extending into an Escarpment Natural Area or Escarpment Protection Area, provided the proper requirements can be met which, among other things, would not allow for any extension into hazard or unbuildable lands.

RECOMMENDED: Development objectives for Urban Centres, as recommended by the Niagara Escarpment Commission in June 1983, be accepted (Section 2.6 Urban Areas, Development Objectives).

Escarpment Recreation

16. That the section in blue print under 2.7 Escarpment Recreation Areas be amended to indicate the fact that there are more areas designated as Escarpment Recreation Areas than just those of major existing recreational areas.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area).

17. That Objective No. 4 under Escarpment Recreation Areas be amended by deleting all the words after "areas" so that No. 4 will read:

To provide for the development of new ski centres or other recreational lands.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Objectives).

18. That Objective No. 5 under Escarpment Recreation Areas be deleted. (This follows from our recommendation in Submission 489 to delete the area in which the mouth of Jordan Harbour is located.)

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Objectives).

19. The criteria for Designations No. 1 and 2 under Escarpment Recreation Areas be amended to include the fact that more than established areas are included.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Criteria for Designation).

20. That all names of locations and specific sites under Criteria for Designations No. 1 and 2 in Escarpment Recreation Areas be deleted.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Criteria for Designation).

21. That Criteria No. 4 under Escarpment Recreation be deleted. (This follows from our recommendation in Submission 489 to delete the area in which the mouth of Jordan Harbour is located.)

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Criteria for Designation).

22. That Subsection 5 under Permitted Uses in Escarpment Recreation Areas be deleted. (This follows from our recommendation in Submission 489 to delete the area in which the mouth of Jordan Harbour is located.)

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Permitted Uses).

Mineral Resources

23. That the paragraph in blue type under the Mineral Resource Areas section be deleted and replaced with the following:

Mineral Resource Areas include extraction areas and areas of high priority mineral resources. The designated extraction areas are areas licensed pursuant to *The Pits and Quarries Control Act* and four areas which were in the process of being licensed.

RECOMMENDED: The introductory paragraph of Mineral Resource Extraction Area be amended to provide for areas licensed pursuant to *The Pits and Quarries Control Act* and areas where mineral resource extraction may be permitted subject to the policies of The Niagara Escarpment Plan.

24. That objectives No. 1 and 2 under the Mineral Resource Areas section be deleted and replaced with the following:

1. To designate Mineral Resource Extraction Areas.
2. To designate high priority Mineral Resource Areas (which is done by means of overlays which form part of the Plan).

RECOMMENDED: The objectives for Mineral Resource Extraction Area provide for:

1. Designation of licensed Mineral Resource Areas,
2. Minimizing the impact of mineral extraction operations on the Escarpment environment,
3. Areas where new pits and quarries may be established.

(Section 2.8 Mineral Resource Extraction Area, Objectives).

25. That the section covering Existing Licensed Areas under Mineral Resource Areas be deleted.

RECOMMENDED: Accept.

Development Criteria

26. That Section 2.9 Development Criteria be removed in its entirety from The Proposed Plan and any and all references to Section 2.9 in the Plan should also be deleted.

RECOMMENDED: Development criteria be retained for the consideration of development permit applications in the area of the Niagara Escarpment Plan. The development criteria will also be included in official plans and used as the basis for preparing zoning bylaws and the administration of site-plan control bylaws (Part 3. Development Criteria, Section 3.1 Introduction and Recommendation 7 above).

Existing Uses

27. That the heading in blue print under Existing Uses in Section 2.9.1 of The Proposed Plan be amended to read as follows:

The objective is generally not to disrupt existing uses.

RECOMMENDED: Accept (Section 3.3 Existing Uses).

28. That No. 1 under the heading Existing Uses Section 2.9.1 of The Proposed Plan be deleted.

RECOMMENDED: Accept (Section 3.3 Existing Uses).

Development of Existing Lots

29. That Sections (A) and (B) under Section 1 of Section 2.9.2 of The Proposed Plan be deleted.

RECOMMENDED: Modifications proposed by the Niagara Escarpment Commission in June 1983 be accepted (Section 3.2 General Development Criteria).

30. That reference to the Land Compensation Board be deleted from Section 2.9.2 Development of Existing Lots.

RECOMMENDED: Accept (Refer to Recommendation 3).

31. That the length of time in which the decision to purchase or not be reduced to six months in Section 2.9.2 Development of Existing Lots.

RECOMMENDED: Reject. The Niagara Escarpment Commission's recommended policies on lots of record is not accepted.

Lot Creation

32. That Part 6 of The Proposed Plan under Section 2.9.3 Lot Creation be amended to read as follows:

In Escarpment Rural Areas and Escarpment Protection Areas new lots may be created by a limited number of low density rural plans of subdivision or condominium as may be provided for in local official plans.

RECOMMENDED: Refer to Recommendation 33.

33. That subject to the immediately preceding recommendation, the balance of Part 6 under 2.9.3 be deleted.

RECOMMENDED: Part 6 of Lot Creation, as recommended by the Niagara Escarpment Commission in June 1983 providing for lot creation by rural plans of subdivision in Escarpment Rural Areas only, be accepted. Refer also to responses to Recommendations 10 and 11 (Section 3.4 Lot Creation).

34. That Sections 2.9.4, 2.9.5 and 2.9.6 of The Proposed Plan be accepted as written, but that it be made clear that these sections are intended to be for establishing guidelines for the preparation of zoning bylaws.

RECOMMENDED: Refer to Response to Recommendation 26.

Agriculture

35. That Item No. 2 under Section 2.9.7 Agriculture of The Proposed Plan be deleted.

RECOMMENDED: Accept.

36. That a new subsection be added to Section 2.9.7 Agriculture to permit the possibility of a retirement lot for a farmer being created subject to the Foodland Guidelines and to the provisions of existing local official plans.

RECOMMENDED: Accept (Section 3.9 Agriculture).

Heritage

37. That it be pointed out and made clear that Section 2.9.8 Heritage is intended to be for the purpose of establishing guidelines for the preparation of the necessary implementing zoning bylaws.

RECOMMENDED: Refer to Response to Recommendation 26.

Forest Management

38. That provision be made in The Proposed Plan in Section 2.9.9 Forest Management that approval for commercial cutting will not be unreasonably withheld where it can be shown that such cutting meets with the standards set by the Ministry of Natural Resources.

RECOMMENDED: Accept (Section 3.8 Forest Management).

39. That Subsection 3 of Section 2.9.9 Forest Management be amended to read as follows:

All public authorities shall submit details of tree-cutting plans to the Ministry of Natural Resources for approval before entering into any agreement involving the cutting of trees.

RECOMMENDED: Accept (Section 3.8 Forest Management).

40. That Subsection 6 of Section 2.9.9. Forest Management be deleted.

RECOMMENDED: Accept.

Transportation and Utilities

41. That Section 2.9.10 “Transportation and Utilities” of The Proposed Plan be accepted as written.

RECOMMENDED: Accept most modifications proposed by the Niagara Escarpment Commission in June 1983 (Section 3.15 Transportation and Utilities).

Recreation

42. That No. 4 of The Proposed Plan under 2.9.11 Recreation be deleted and replaced with a new No. 4, and that a No. 5 be added. Both to read as follows:

4. Snowmobile and other motorized vehicle trails will not be permitted in the Escarpment Natural designation, Escarpment Recreation Areas or on the Escarpment slopes in Urban Centre Areas.

5. In the remaining designations, snowmobile and other motorized vehicle trails will be designed and located so as not to adversely affect adjoining private landowners and the environment. Deer wintering yards and other important ecological areas and nature reserve zones in parks shall be avoided.

RECOMMENDED: That modifications to 2.9.11 Recreation as proposed by the Niagara Escarpment Commission in June 1983 be accepted (Volume 2. Section 3.13 Recreation).

Escarpment Recreation Areas

43. That Section 2.9.12 Escarpment Recreation Areas of The Proposed Plan be accepted as written.

RECOMMENDED: Accept and include development objectives of Escarpment Recreation Areas as recommended by the Niagara Escarpment Commission in June 1983 (Section 2.7 Escarpment Recreation Areas. Development Objectives).

Mineral Resources

44. That Section 2.9.13 Mineral Resources of The Proposed Plan be accepted as written.

RECOMMENDED:

- Modifications proposed by the Niagara Escarpment Commission in June 1983 be accepted and that provision also be made for controls governing the development and rehabilitation of wayside pits and quarries in Escarpment Protection Areas. (Section 3.10 Mineral Resources).
- Development criteria for areas of high potential mineral aggregate resources which conform with the Government's mineral aggregate resource planning policy be included in the Plan. (Section 3.11 High Potential Mineral Aggregate Resource Areas).

Implementation of Land Use Policies

45. That Section 2.10 Implementation of Land Use Policies of The Proposed Plan be removed from the Plan.

RECOMMENDED: Accept. The proposed implementation process is described in the document titled Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984.)

46. That Section 2.10.1 Relationship to Local Official Plans of The Proposed Plan be removed from the Plan.

RECOMMENDED: Accept. Refer to Recommendation 45 above.

47. That Section 2.10.2 Land Use Control — Implementation of The Proposed Plan be amended to conform with our recommendation that the Plan be implemented by local zoning bylaws.

RECOMMENDED: Provisions for Land Use Control — Implementation will be included in a separate document. Refer to Recommendation 45 above.

48. That Section 2.10.3 Amendments to the Niagara Escarpment Plan of The Proposed Plan be deleted.

RECOMMENDED: Accept. Amendments to the Plan are provided for in The Niagara Escarpment Planning and Development Act (1973), Section 12.

49. That Section 2.10.4 Review of the Niagara Escarpment Plan of The Proposed Plan be deleted.

RECOMMENDED: Accept. Review of the Plan is provided for in The Niagara Escarpment Planning and Development Act (1973), Section 17.

Escarpment Parks and Acquisition

50. That in Section 3.2 The Niagara Escarpment Parks System of The Proposed Plan the Niagara Parks Commission be recognized as one of the owners of land in the Niagara Escarpment Parks System.

RECOMMENDED: Accept (Part 4. The Niagara Escarpment Parks System).

51. That reference to the Ontario Parks Planning and Management Policies be deleted from Section 3.2.1 Objectives.

RECOMMENDED: Accept.

52. That Section 3.2.2 Organization be amended as follows:

That the first sentence of this section be deleted.

That this section explain clearly that the Niagara Escarpment Parks System will consist of parks managed by 10 different agencies: eight conservation authorities, the Niagara Parks Commission, and the Ministry of Natural Resources, tied together by a common set of objectives and an overall set of policies and guidelines which are agreed to by all agencies involved.

That the administration of the Niagara Escarpment Parks System and the details of its set-up will be the subject of discussion between the Niagara Escarpment Commission, Ministry of Natural Resources, the Conservation Authorities, and the Niagara Parks Commission, prior to the preparation of the Final Plan.

RECOMMENDED: Accept (Part 4.1.3 Policies).

53. That Section 3.2.3 Park Classification of The Proposed Plan be deleted and replaced with a statement to the effect that a system of park classification will be established by consultation and agreement between all the public park authorities concerned.

RECOMMENDED: Park classification policies resulting from consultation with park management agencies be accepted. (Part 4.1.4 Park Classification Policy).

54. That the necessary revisions be made to Section 3.2.4 Guidelines for Park Master Plans in the light of recommendations for Sections 3.2; 3.2.1; 3.2.2 and 3.2.3.

RECOMMENDED: Accept (Parts 4.1.5 and 4.1.6).

55. That Section 3.2.4 be further amended as follows:

1. That Guideline No. 1 be deleted.

2. That Guideline No. 2 be deleted and replaced with:

Park Master plans should supersede land use designations of this Plan wherever a conflict appears.

3. That this section be amended to provide that approved existing master plans be accepted in the initial stages.

RECOMMENDED: Policies for parks resulting from consultation with park management agencies be accepted. (Part 4.1 The Niagara Escarpment Parks System).

56. That Section 3.3 The Bruce Trail of The Proposed Plan be accepted as written.

RECOMMENDED: Policies for the Bruce Trail as recommended by the Niagara Escarpment Commission in June 1983 be accepted. (Part 4.2 The Bruce Trail).

57. That Section 3.4 Future Acquisition of The Proposed Plan be amended to provide for a definite program for the timing of acquisition of those lands which will be designated in the Plan as finally approved and only after the affected owners have been so advised.

RECOMMENDED: Land acquisition policies are described in the document titled Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

58. That Section 3.5 Role of the Ministry of Natural Resources of The Proposed Plan be accepted as written.

RECOMMENDED: Accept (Section 4.1 The Niagara Escarpment Parks System).

59. That Section 3.6 Methods of Land acquisition of The Proposed Plan be deleted.

RECOMMENDED: Accept (Refer to Recommendation 51).

Plan Administration and Implementation

60. That Sections 4.1; 4.1.1; 4.1.2; 4.1.3; 4.1.4; 4.1.5; 4.1.6; 4.1.7; 4.1.8 and 4.1.9 of The Proposed Plan be deleted.

RECOMMENDED: Policies on the administration and implementation of the Niagara Escarpment Plan are described in the document titled Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

61. That the Niagara Escarpment Commission, if it so wishes, may include the balance of Part 4 (not dealt with in the immediately preceding recommendation) as an appendix to the plan.

RECOMMENDED: None. The recommendations of the Niagara Escarpment Commission are noted.

62. That Part 6 of The Proposed Plan (which we have heretofore recommended become Part 1) be amended by the deletion of the definition of a Viable Farm Unit.

RECOMMENDED: Accept (Section 1.3 Definitions).

63. That the ownership of Lake Gibson be reviewed before the Plan is finalized.

RECOMMENDED: None. The Commission's findings on this matter are noted.

PART 2
RECOMMENDATIONS ARISING FROM
SUBMISSIONS BY MUNICIPALITIES
AND INDIVIDUALS AT THE
PHASE II HEARINGS

PART 2. RECOMMENDATIONS ARISING FROM MUNICIPAL AND INDIVIDUAL SUBMISSIONS AT THE PHASE II HEARINGS

Note to Reader

1. Each section in this Part is subdivided as follows:
 - General Submissions
 - Submissions by Municipalities
 - Submissions on Specific Matters
2. The numbers of the submissions in this Part are those established by the Hearing Officers in Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Volumes 3 and 4.
3. The use of “Hearing Officers” refers to specific recommendations by the Hearing Officers.
4. The use of “Proposed Plan” refers to The Proposed Plan for the Niagara Escarpment (November 1979).
5. References to the recommendations of the Niagara Escarpment Commission in June 1983 relate to information contained in the following documents:
 - Response to the Hearing Officers’ Report on the Niagara Escarpment Proposed Plan (June 1983).
 - The Final Proposed Plan for the Niagara Escarpment (June 1983).

**SECTION 1
REGIONAL MUNICIPALITY
OF NIAGARA**

SECTION 1: REGIONAL MUNICIPALITY OF NIAGARA

General Submissions

The following submissions in the Region of Niagara were in general support of The Proposed Plan:

Name	File No.	Submission No.	Page
Beamer	100-13	499	604
Rice	100-63	504	609
Phillips	100-85	506	611
Oliver	100-18	511	617
Niagara Falls Nature Club	100-68	517	624
Angle	100-92	520	628
Preece	100-82	521	629
MacKenzie	100-91	522	630
Griffith	100-125	525	634
Reed	100-81	530	640
Preservation of Agricultural Lands Soc.	100-71	532	642
Jackson	100-56	537	651
Bilbe	100-22	539	654
Niagara Bruce Trail Club	100-35	540	655
Lookout Point Golf & Country Club & the Concerned Citizens for the Fonthill Kame Moraine	100-30	542	658
Foundation for Aggregate Studies	100-72	543	659
Laughton	100-93	549	666
Peninsula Field Naturalists	100-87	550	667
Niagara Peninsula Conservation Authority	100-76	553	671
MacRae	100-123	567	689
Johnson	100-115	568	690
Hill	100-121	569	691
Mitchell	100-134	571	693
Rice	100-111	572	694
Morgan	100-112	573	695
D. Mathias	100-113	574	696
A. Mathias	100-114	575	697
Roland	100-105	576	698
Grant	100-110	577	699
Sharpe	100-106	578	700
Daley	100-107	579	701
Bissell	100-108	580	702
St. John's Valley Community	100-95	581	703
New England Slate Limited	100-119	583	705
Fishburn	100-104	584	706
Smith	100-102	585	707
Scholn	100-118	586	708
Morse	100-124	587	709
Harmes	100-101	588	710
Martin	100-98	589	711

Ontario Trial Riders' Assoc.	100-49	591	713
Tigne	100-99	592	714
Robinson	100-97	593	715
Johnson	100-117	597	719
Reese	100-100	598	720
Hamilton Naturalists' Club	100-53	600	722
Howey	100-88	601	723
Wessel	100-136	602	724
Lathrop	100-138	654	731
Knisley	100-139	655	732
Roberts	100-140	656	733
Hubbard	100-141	657	734

The following submissions in the Region of Niagara were opposed to The Proposed Plan:

Name	File No.	Submission No.	Page
Grandoni	100-73	559	680
Taylor	100-137	670	735

In the following submissions in the Region of Niagara requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Chetwynd	100-1	496	600
Legros	100-17	505	610
Alexander	100-61	534	646
Martin	100-67	538	652
Gauld	100-42	547	663
Smith	100-29	551	668
Vidal	100-132	552	670
Blaney	100-130	560	681
Armbruster	100-131	561	682
Hambleton	100-126	562	683

RECOMMENDED: These lands remain in the area of the Plan:

Submissions by Municipalities

Name	Submission No.
Regional Municipality of Niagara	489
Town of Pelham	490
Town of Grimsby	491
Town of Lincoln	492
City of Thorold	493
Town of Niagara-on-the-Lake	494
City of Niagara Falls	495

AGENT: Corwin T. Cambray, Manager, Policy Planning

GROUP: Regional Municipality of Niagara

489.1 Delete area of Jordan Harbour north of Middle Road (Regional Road 77).

HEARING OFFICERS: Accept.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

489.2 Delete Lake Gibson and part of Lake Moodie.

HEARING OFFICERS: Accept.

RECOMMENDED: Areas designated Escarpment Protection in the vicinity of Lake Moodie be retained as recommended by the Niagara Escarpment Commission in June 1983.

489.3 a) Delete area of Escarpment Protection designation north of Regional Road No. 81 west of Kerman Ave. east of Casablanca Blvd.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

489.3 b) Delete area of Escarpment Protection designation south of Regional Road 81 in west portion of Town adjacent to Town of Stoney Creek boundary.

HEARING OFFICERS: Accept.

RECOMMENDED: This area be retained in the Plan.

489.4 All Urban Centre designations in Niagara be deleted.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted except for Submission No. 535.

489.5 That approved Urban Areas in the regional official plan not shown as Urban Centres be deleted.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted except for Submission No. 535.

489.6 That all Escarpment Rural Areas except those mentioned in Submission Nos. 11-13 below be deleted.

RECOMMENDED: The following Escarpment Rural Areas be deleted:

- City of Niagara Falls; North of Mountain Road, South of railway and East of Regional Highway 104.
- City of Niagara Falls; Part Lots 29, 31 and 32 South of Mountain Road.
- City of Thorold; Part of Lot 160, North of Highway 20.
- Town of Pelham; South Parts of Lots 160, 161, 162 and 163.
- Town of Pelham; Escarpment Rural and other designations to the south of Tice Road.

- Town of Pelham; Lot 11, Concession 5.
- Town of Lincoln; Escarpment Rural lands North of Regional Highway 77.
- Town of Lincoln; Part Lot 22 and Lot 23, Concession V.

489.7 That the Escarpment Natural designation be extended to include four specific sites.

RECOMMENDED: Accept.

489.8 That part of the Mineral Resource Area of Queenston Quarries (adjacent to Queenston Heights Park) be changed to Escarpment Natural.

HEARING OFFICERS: Concur.

RECOMMENDED: Accept.

489.9 That the Mineral Resource Area and Escarpment Protection Area south of Tice Road in the Town of Pelham be deleted.

HEARING OFFICERS: Delete south of Tice Road and adjacent Escarpment Rural.

RECOMMENDED: The area designated Mineral Resource, Escarpment Rural and Escarpment Protection south of Tice Road be deleted.

489.10 That consideration be given to recognizing the full extent of licensed areas.

RECOMMENDED: Outside of the Plan area.

489.11 That seven areas of Escarpment Rural adjacent to Escarpment Natural Areas designations be designated Escarpment Protection.

RECOMMENDED: These areas remain as Escarpment Rural.

489.12 That two areas south of Cave Springs designated Escarpment Rural be designated Escarpment Protection.

RECOMMENDED: These areas remain as Escarpment Rural.

489.13 That four sites designated Escarpment Rural be designated Escarpment Protection.

RECOMMENDED: These areas remain as Escarpment Rural.

FILE NO. 100-22

PAGE 587

SUBMISSION NO. 490

AGENT: E.C. Wagg, Deputy Clerk

GROUP: Town of Pelham

SUBMISSION: Concurs with Submission 489 (Region of Niagara) but wants Lot 11, Concession 5 deleted.

HEARING OFFICERS: Delete as requested.

RECOMMENDED: Accept.

COUNSEL: Ronald Greenspan

GROUP: Town of Grimsby

- 491.1 Delete Escarpment Protection Area in west of town, south Regional Road 81 to toe of Escarpment, from western boundary of town to Woolverton Road.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

- 491.2 Delete Escarpment Protection designated area north of Regional Road 81 between Kerman Avenue and Casablanca Blvd.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: Accept.

- 491.3 Delete Urban designation of Town of Grimsby.

HEARING OFFICERS: Designate Urban Centre.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

- 491.4 Delete area included as Urban in regional official plan and designated Escarpment Protection in Niagara Escarpment Commission Proposed Plan.

HEARING OFFICERS: Designate Urban Centre.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

- 491.5 Delete area east of Park Road to Town of Lincoln boundary, south to toe of Escarpment.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

- 491.6 Delete area designated Escarpment Protection bounded by two Escarpment Faces.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

- 491.7 Delete area of Escarpment Protection west of Park Road partially up face of Escarpment, or re-designate to Escarpment Rural.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

- 491.8 Delete Escarpment Protection designated areas south of the Escarpment brow.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

- 491.9 Delete Escarpment Protection designated lands north of Ridge Road in Lot 6, Concession 2.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

- 491.10 The subject area be retained in the Plan.

RECOMMENDED: Refer to submission 489.6 and to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-52 PAGE 592 SUBMISSION NO. 492

AGENT: Michael Duc, Clerk

GROUP: Town of Lincoln

- 492.1 Delete Rural Areas.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to Submission 489.

- 492.2 Delete Jordan Harbour.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983. Refer to Submission 489.

- 492.3 Correct Urban Areas as per Niagara Regional Policy Plan.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to Submission 489.

FILE NO. 100-3 PAGE 593 SUBMISSION NO. 493

AGENT: Helen Whyte, Planning Consultant

GROUP: City of Thorold

- 493.1 Delete Urban Centre lands west of Welland Canal south of St. David's Road.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

493.2 Delete industrial lands east of Welland Canal designated Escarpment Rural.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

493.3 Delete Lake Gibson and Lake Moodie areas.

RECOMMENDED: Areas designated Escarpment Protection in the vicinity of Lake Moodie be retained as recommended by the Niagara Escarpment Commission in June 1983. Refer to Submission 489.

FILE NO. 100-51 PAGE 595 SUBMISSION NO. 494

COUNSEL: John Crossingham

GROUP: Town of Niagara-on-the-Lake

494.1 Delete Escarpment Rural designation.

RECOMMENDED: Areas designated Escarpment Rural in the Town of Niagara-on-the-Lake be retained.

494.2 Redesignate Sand Plant Hill from Escarpment Protection to Escarpment Natural.

HEARING OFFICERS: Change to Escarpment Natural.

RECOMMENDED: Accept.

494.3 Redesignate the eastern edge of Queenston Quarries from Mineral Resource to Escarpment Natural.

RECOMMENDED: Accept.

494.4 Redesignate lands of Queenston Quarries south of Regional Road No. 81 from Mineral Resource to Escarpment Natural.

RECOMMENDED: This area remain designated Mineral Resource.

494.5 Redesignate lands north of Regional Road No. 81 along Lake Iroquois Shoreline from Escarpment Rural to Escarpment Protection.

RECOMMENDED: This area remain designated Escarpment Rural.

494.6 Redesignate lands in vicinity of St. David's Regional Road No. 81 — Tanbank Road to Warner Road — from Escarpment Rural to Escarpment Protection.

RECOMMENDED: This area remain Escarpment Rural.

494.7 Redesignate lands in vicinity of Village of Queenston from Escarpment Rural to Escarpment Protection.

RECOMMENDED: This area remain Escarpment Rural.

494.8 Include in the Plan, policies to prevent the creation of new waste disposal sites in quarries along the Escarpment.

RECOMMENDED: No recommendation. The subject of waste disposal sites is provided for in other Provincial legislation.

FILE NO. 100-55 PAGE 598 SUBMISSION NO. 495

AGENT: Douglas Darbyson, Senior Planner

GROUP: City of Niagara Falls

495.1 Delete area west of Regional Road No. 102, south of Highway 405, north of Mountain Road as in Urban Area Boundary.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

495.2 Delete area north of Mountain Road west of Fireman's Park, west of St. David's Sand and Gravel, south of railway.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

495.3 Delete Escarpment Rural designation south of Mountain Road.

HEARING OFFICERS: Delete.

RECOMMENDED: Areas designated Escarpment Rural and Mineral Resource, south of Mountain Road, be deleted as recommended by the Niagara Escarpment Commission in June 1983.

Submissions on Specific Matters

Name	Submission No.
Summers	497
Mouriopoulis	498
Pennachetti	500
Dmytrow	501
Costello	502
Ellis	503

Phillips	507
Costain Ltd.	508
Deanfield Farms	509
Niagara Peninsula Investments Ltd.	510
Fretz	512
Pratten	513
Chambers	514
Andreychuk	515
Saine	516
Merritt	518
Myers	519
Baran	523
O'Donoghue and Wrzesnewskyj	524
Eichmanis	526
Bigger	527
Doberstein	528
Property Owners Rights Association	529
Tomarin	531
Gibson	533
Brock University	535
Tolmie	536
St. Davids Sand & Gravel Ltd.	541
Grandoni	544
Jakymin, Stephen	545
Paolasini, Mr. & Mrs. A. and Paolasini, Toni	546
TCG Materials Ltd.	548
Niagara Region Chamber of Commerce	554
Biggar	555
Zmenak	556
Devesne	557
T. G. Bright & Co. Ltd.	558
Bartsch, M.	563
Hansler, B. & J.	564
Thompson, J.	565
Kampco Recreation Ltd.	566
Main, Neil	570
Walker, Sandra	590
Sametz	594
Coalition on the Niagara Escarpment	595
Melnechuk	596
Csets	599
Steed and Evans Ltd.	603
McKinlay	677

FILE NO. 100-6

PAGE 601

SUBMISSION NO. 497

OWNER: Mrs. Roy Summers

LAND: Part Lots 52, 53, 54, 55, 56, 76, 77, 78, 79, 100, 122 and 123
City of Thorold

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete.

RECOMMENDED: Accept.

FILE NO. 100-8

PAGE 602

SUBMISSION NO. 498

OWNER: Nick Mouriopoulis

LAND: Part Lot 19, Concession 2 and 3
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural, or Redesignate to Urban, or Delete, or Purchase.

RECOMMENDED: This area remain Escarpment Protection.

FILE NO. 100-10

PAGE 605

SUBMISSION NO. 500

OWNER: John T. Pennachetti

LAND: 190 Woodside Drive
St. Catharines, Ontario
Part Lots 11 and 12, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Willing to enter into negotiations to sell lands.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

FILE NO. 100-75

PAGE 606

SUBMISSION NO. 501

OWNER: Stephen Dmytrow

LAND: Part Lot 12, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Acquisition

SUBMISSION: Owner willing to sell portion of his holding.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume I: Planning and Implementation Process (July 1984).

FILE NO. 100-16

PAGE 607

SUBMISSION NO. 502

OWNER: Harold E. Costello

LAND: Part Lot 14, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Allow four lots within Escarpment Natural portion of property south of Regional Road No. 81.

RECOMMENDED: Area of Escarpment Protection be deleted and the area designated Escarpment Natural be retained.

FILE NO. 100-45

PAGE 608

SUBMISSION NO. 503

OWNER: G. R. and Betty D. Ellis

LAND: Part Lot 18, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural and Protection

SUBMISSION: Requested clarification of boundary between designations.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-86

PAGE 612

SUBMISSION NO. 507

OWNER: Mrs. Jean Phillips

LAND: Lot 22, Broken Front
Town of Lincoln

SUBMISSION: Do not delete areas from the Proposed Plan.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-24

PAGE 613

SUBMISSION NO. 508

COUNSEL: J. D. Winberg

OWNER: Costain Limited

LAND: Part Lots 3 and 5
Town of Grimsby

PROPOSED PLAN: Escarpment Protection and Escarpment Natural

SUBMISSION: Redesignate to Urban.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-60

PAGE 615

SUBMISSION NO. 509

COUNSEL: George Yates

OWNER: Deanfield Farms Limited

LAND: Lot 4, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Redesignate to Urban.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-83 PAGE 616 SUBMISSION NO. 510

AGENT: J. Herbert Rutten, Secretary-Treasurer

OWNER: Niagara Peninsula Investments Limited

LAND: Part Lot 4, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate Escarpment Protection to Urban.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-36 PAGE 618 SUBMISSION NO. 512

OWNER: Jim Fretz

LAND: Part Lots 19 and 20, Concessions 1, 2, 3 BF
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Rural,
Escarpment Recreation

SUBMISSION: Delete Jordan Harbour Area from Plan.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-23 PAGE 619 SUBMISSION NO. 513

AGENT: Mrs. Marie Pratten

OWNER: Mr. Frank R. Pratten

LAND: Part Lot 12, Concession 6 and 7
Town of Pelham

PROPOSED PLAN: Property located outside Plan

SUBMISSION: Delete Short Hills from Plan.

RECOMMENDED: None.

FILE NO. 100-48

PAGE 620

SUBMISSION NO. 514

OWNER: A. Barbara Chambers

LAND: Part Lot 863, C. P. 6
St. Catharines

PROPOSED PLAN: Urban and Area of Direct Provincial Interest

SUBMISSION: Requests property be purchased.

RECOMMENDED: None.

FILE NO. 100-28

PAGE 621

SUBMISSION NO. 515

OWNER: Nick Andreychuk

LANDS: (a) Part Lot 23, Concession 3
Town of Lincoln
(b) Part Lot 6, Concession 2
Town of Grimsby

PROPOSED PLAN: (a) Escarpment Natural
(b) Escarpment Protection and Escarpment Natural

SUBMISSION:

- (a) Acquire these lands.
- (b) Redesignate Escarpment Protection Area to Specific Estate Residential.

RECOMMENDED:

- (a) None.
 - (b) Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.
-

FILE NO. 100-21

PAGE 622

SUBMISSION NO. 516

OWNER: Dr. Joseph Saine

LAND: Part Lots A and B
East Gore
Town of Grimsby

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Request land be designated to allow development for subdivision.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-41 PAGE 625 SUBMISSION NO. 518

OWNER: Robert Merritt

LAND: Part Lot 10, Concession 2 and 3
Town of Grimsby

PROPOSED PLAN: Escarpment Protection, Escarpment Rural and Escarpment Natural

SUBMISSION: Delete the portion of property designated
Escarpment Protection and Escarpment Rural from the Plan.

HEARING OFFICERS: Delete rural areas adjacent to eastern boundary of the Town of Grimsby (Refer to Submission 489).

RECOMMENDED: Escarpment Rural on this property be deleted and areas designated Escarpment Protection and Escarpment Natural be retained in the Plan.

FILE NO. 100-25 PAGE 627 SUBMISSION 519

OWNER: Lloyd N. Myers

LAND: Part Lot 21, Concession 3
Town of Lincoln

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Request for clarification.

RECOMMENDED: None.

FILE NO. 100-84 PAGE 631 SUBMISSION NO. 523

OWNER: Margaret and Steven Baran

LAND: Part Lot 17 and 18, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural to allow subdivision.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-44 PAGE 632 SUBMISSION NO. 524

COUNSEL: Roger Elliott

OWNER: Mrs. J. O'Donoghue and Mrs. R. Wrzesnewskji

LAND: Part Lot A
East Gore
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Urban or delete.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-78 PAGE 635 SUBMISSION NO. 526

OWNER: Eric Eichmanis

LAND: Part Lot 4, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Request to build on property.

RECOMMENDED: None.

OWNER: Glen Bigger

LAND: Part Lot 15 and 16, Concession 5 and 6
Town of Lincoln

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Request for severance or delete from Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

OWNER: Albert J. Doberstein, Sr.

LAND: Lot 188, Plan M2
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Request for clarification.

RECOMMENDED: None.

AGENTS: Robert Merritt, Director and
James Vidal Jr., President

GROUP: Property Owners Rights Association

SUBMISSION:

- 1. Oppose Bruce Trail.
- 2. Give control authority to municipality.
- 3. Limit control to scarp face.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-40

PAGE 641

SUBMISSION NO. 531

OWNER: Harry P. Tomarin

LAND: Part Lot 22 and 23, Concession 10
City of St. Catharines

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Would like some estate development on this 150-acre property.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-32

PAGE 645

SUBMISSION NO. 533

OWNER: Dr. James A. Gibson

LAND: Part Lot 19 and 20, Concession 2
Town of Lincoln

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Keep area in Plan as designated.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-69

PAGE 648

SUBMISSION NO. 535

COUNSEL: Robert Wilson

GROUP: Brock University

PROPOSED PLAN: Urban Centre, Area of Direct Provincial Interest

SUBMISSION: Redesignate to Urban.

RECOMMENDED: Lands be retained as Escarpment Natural.

FILE NO. 100-38 PAGE 649 SUBMISSION NO. 536

COUNSEL: Donald R. Tolmie

OWNER: Mrs. Shirley Tolmie

LAND: Lot 1, Concession 5
Town of Pelham

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Allow estate residential uses in Escarpment Protection Areas.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-70 PAGE 656 SUBMISSION NO. 541

COUNSEL: D. M. Macfarlane

OWNER: St. Davids Sand and Gravel Limited

LAND: Part Lots 16, 17, 24 and 25
City of Niagara Falls

PROPOSED PLAN: Mineral Resource Area

SUBMISSION: Delete lands south of C.N.R. designated Mineral Resource.

RECOMMENDED: Areas designated Mineral Resource and Escarpment Rural, south of C.N.R. be deleted as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-74 PAGE 660 SUBMISSION NO. 544

OWNER: Miss Jean Grandoni

LAND: Part Lots 99, 104 and 117
City of Niagara Falls

SUBMISSION: Put more emphasis on agriculture.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-47

PAGE 661

SUBMISSION NO. 545

OWNER: Stephen Jakymin

LAND: Part Lots 18 and 19, Concession 3 and 4
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Wants to be free to operate farm without Niagara Escarpment Commission approval or be removed from Plan.

RECOMMENDED: None.

FILE NO. 100-46

PAGE 662

SUBMISSION NO. 546

OWNER: Mr. and Mrs. A. Paolasini and Toni Paolasini

LAND: Part Lots 22, Concession 3
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Allow rural plans of subdivision in Escarpment Protection.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-7

PAGE 664

SUBMISSION NO. 548

COUNSEL: Burton Kellock and A.M. Heisey

OWNER: TCG Materials Limited

LAND: Part Lot 6
Part of Closed Road Allowance Between 6 and 7
Town of Pelham

PROPOSED PLAN: Escarpment Rural and Mineral Resource

SUBMISSION: Delete.

RECOMMENDED: Accept.

FILE NO. 100-57 PAGE 672 SUBMISSION NO. 554

AGENT: Keith Milne, Secretary

GROUP: Niagara Region Chamber of Commerce

SUBMISSION:

1. Limit area of control.
2. Compensate existing property owners.
3. Make final recommendations immediately.
4. Return control to local municipalities.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-59 PAGE 673 SUBMISSION NO. 555

COUNSEL: D. M. Hummell

OWNER: Robert Biggar

LAND: Part Lot 2, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural to allow subdivision.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-33 PAGE 675 SUBMISSION NO. 556

OWNER: Dr. Emil Zmenak

LAND: Part Lot 11, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Speed up acquisition process.

RECOMMENDED: None.

FILE NO. 100-79

PAGE 676

SUBMISSION NO. 557

AGENT: G. E. Barr, Planning Consultant

OWNER: B. Devesne

LAND: Part Lot 835, Corporation Plan No. 6
City of St. Catharines

PROPOSED PLAN: Area of Direct Provincial Interest

SUBMISSION: Redesignate to Urban.

HEARING OFFICERS: Designate property Urban Centre.

RECOMMENDED: Accept.

FILE NO. 100-80

PAGE 677

SUBMISSION NO. 558

COUNSEL: J. J. Broderick, Q.C.

OWNER: T. G. Bright & Co. Limited

LAND: Part Lot 6, 7, 13, 14, 27 and 28
City of Niagara Falls

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete all Escarpment Rural lands.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 100-31

PAGE 684

SUBMISSION NO. 563

COUNSEL: R. F. Miller

OWNER: Mrs. M. L. Bartsch

LAND: Part Lot 15, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete or change to Escarpment Rural.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-43 PAGE 686 SUBMISSION NO. 564

OWNERS: Blair W. Hansler and John A. Hansler

LAND: Part Lot 3, Concession 5
Town of Pelham

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Wants to be able to proceed with development or be removed from Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-27 PAGE 687 SUBMISSION NO. 565

OWNER: J. B. Thompson

LAND: Part Lot 7, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Wants to be able to subdivide property or be removed from Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-128

PAGE 688

SUBMISSION NO. 566

AGENT: James D. Williams, President

OWNER: Kampco Recreation Limited

LAND: Part Lots 17 and 18, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Wants to be able to develop land in future. Wants to be removed from Proposed Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-96

PAGE 692

SUBMISSION NO. 570

OWNER: Neil Main

LAND: 1617 Effingham Street
Town of Pelham

PROPOSED PLAN: Escarpment Protection

SUBMISSION: General statement of support for Proposed Plan.

RECOMMENDED: None.

FILE NO. 100-103

PAGE 712

SUBMISSION NO. 590

OWNER: Mrs. Sandra J. Walker

LAND: 2226 Effingham Street
R.R. # 1

LAND: Ridgeville, Ontario

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Statement of general support for Proposed Plan, but felt there should be less restrictions on land severances for full-time farmers.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-65

PAGE 716

SUBMISSION NO. 594

OWNER: William and Rose Sametz

LAND: Part Lot 1, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Would like to develop lands for retirement community.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-9

PAGE 717

SUBMISSION NO. 595

AGENT: Robert Leverty

GROUP: Coalition on the Niagara Escarpment

SUBMISSION: The Coalition on the Niagara Escarpment referred to five major issues:

1. Jordan Harbour, Marsh and Twenty Mile Creek.
2. Lake Moodie-Lake Gibson Area.
3. Recommended deletions by the Regional Government.
4. Bruce Trail in the Regional Municipality of Niagara.
5. Short Hills and Kame Area.

RECOMMENDED: Refer to responses to Submission No. 489 and responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-133

PAGE 718

SUBMISSION NO. 596

OWNER: Randy Melnechuk

LAND: Part Lot 23, Concession 6
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural.

RECOMMENDED: This area remain as Escarpment Protection.

FILE NO. 100-135

PAGE 721

SUBMISSION NO. 599

OWNER: Val Csets

LAND: Part Lot 15, Concession 4
Town of Lincoln

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete.

HEARING OFFICERS: Delete subject property.

RECOMMENDED: Retain in Plan as designated.

FILE NO. 100-62

PAGE 725

SUBMISSION NO. 603

COUNSEL: M. Paul Forestell, Q.C.

OWNER: Steed and Evans Ltd.

LAND: Part Lot 4 and 5, Concession 6
Town of Pelham

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Delete property.

HEARING OFFICERS: Delete subject property.

RECOMMENDED: Retain in Plan as designated.

FILE NO. S 100-142

PAGE 736

SUBMISSION NO. 677

OWNER: Alistair McKinlay

LAND: Part Lot 22, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: May wish for future development.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

SECTION 2
REGIONAL MUNICIPALITY
OF HAMILTON-WENTWORTH

SECTION 2. REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

General Submissions

The following submissions in the Regional Municipality of Hamilton-Wentworth were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Waterdown-East Flamborough Heritage Society	200-4	99	804
Roy E. Dunford	200-10	87	788
John Cooper	200-30	89	790
Iroquoia Bruce Trail Club	200-15	91	792

The following submissions in the Regional Municipality of Hamilton-Wentworth involved mapping errors:

Name	File No.	Submission No.	Page
Ms. Monica Adams	200-39	107	812
David E. Diamond	200-6	108	813
S. T. Obranovich	200-31	114	819
Ms. Helen Desroches	200-7	115	820
Taro Properties Limited	200-24	116	821

HEARING OFFICERS: Recommended designation change to Urban Centre.

RECOMMENDED: Accept.

The following submissions in the Regional Municipality of Hamilton-Wentworth involved mapping errors. The owners disagreed with the proposed change in designation:

Name	File No.	Submission No.	Page
Mr. & Mrs. Alan Hardy	200-35	110	815
Ms. Linda Gisbrenner	200-34	111	816
Ms. Mary Jane Fletcher	200-33	112	817
Mr. & Mrs. John Bunyon	200-32	113	818

HEARING OFFICERS: Recommended designation change for Urban Centre.

RECOMMENDED: Accept.

The following submissions in the Regional Municipality of Hamilton-Wentworth involved mapping errors where the Commission included lands within the Plan (City of Hamilton) by error. The Hearing Officers recommended deletion:

Name	File No.	Submission No.	Page
Ronald Pavlovich	200-4	106	811
Mrs. Nancy Wills and Mrs. Marguerite R. Wills	200-38	109	814
Mr. & Mrs. L. Dawns	200-36	103	808
Mr. & Mrs. John Gardiner	200-37	102	807

RECOMMENDED: Delete from area of the Plan.

Submissions by Municipalities

Name	Submission No.
Regional Municipality of Hamilton-Wentworth	78
Town of Stoney Creek	75
City of Hamilton	76
Town of Ancaster	82
Township of Flamborough	94

FILE NO. 200-5 PAGE 765 SUBMISSION NO. 78

AGENT: Douglas Lychak, Commissioner of Planning

GROUP: Regional Municipality of Hamilton-Wentworth

78.1 (a) Revise Sections 2.3 and 2.4 of the Proposed Plan to ensure that proposed severances conform with local and regional policies.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(b) Clarify permitted development in Winona.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(c) Clarify which areas of Waterdown are within the Area of Direct Provincial Interest designation.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part I of this volume.

(d) Substitute “municipal” for “local” in line 3 of Section 2.6.3 of the Proposed Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(e) Clarify what happens when a municipality does not identify agricultural soils. Refer to Classes 1 and 2 only.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(f) Allow for sub-delegation to area municipalities.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(g) Ensure that this Plan will not prohibit the East-West, North-South Freeway.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(h) Remove islands between Parkway Belt and Escarpment Plans.

RECOMMENDED: The five-year review of the Parkway Belt West Plan takes this matter into consideration.

(i) Substitute Urban Centre designation for Escarpment Protection on lands south of Highway 5 and east of Highway 6.

HEARING OFFICERS: Change to Urban Centre.

RECOMMENDED: Accept.

(j) Recognize the Dundas Valley for acquisition.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(k) Provide flexible funding for acquisition.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning Process and Implementation (July 1984).

78.2 (a) Include statement in the Plan regarding lands granted by a developer.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(b) Use zoning bylaw and site planning provisions with Urban Centres.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(c) Amend Map 2 to conform to Exhibit B of the City of Hamilton's East Mountain Industrial Park.

RECOMMENDED: Accept. Refer to Submission 76.

(d) Reduce Escarpment Protection fronting on Highway 8 east of Fruitland Road.

RECOMMENDED: This area be retained as Escarpment Protection in the Plan.

(e) Redesignate urban lands in Stoney Creek and Dundas to Urban Group Two.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

(f) Provide for 10 hectare minimum lot area in the Escarpment Protection designation.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(g) Use Ontario Municipal Board on appeals.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(h) The Province of Ontario should be more active in heritage preservation.

RECOMMENDED: None.

(i) Delete Escarpment Rural Areas in the Township of Flamborough bounded by Highway 52 (west), Regional Road 39 (north), Inksetter Road (east), and Highway 99 (south) from the Plan.

HEARING OFFICERS: Delete.

RECOMMENDED: Areas designated Escarpment Rural adjacent to Inksetter Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

(j) Redesignate land bounded by Old Ancaster Road, Montgomery Drive, and Wilson Street in the Town of Ancaster from Escarpment Protection Area to Urban Centre.

HEARING OFFICERS: Change designation from Escarpment Protection to Urban Centre.

RECOMMENDED: Accept.

FILE NO. 200-13

PAGE 751

SUBMISSION NO. 75

AGENT: Ronald Marini, Director of Planning

GROUP: Town of Stoney Creek

75.1 Area within the Plan is too large.

RECOMMENDED: None.

75.2 Change Urban Group classification.

RECOMMENDED: In the matter of Urban Centres, refer to general responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-9 PAGE 753 SUBMISSION NO.76

AGENT: V. J. Abraham, Director of Local Planning, Regional Municipality of Hamilton-Wentworth

GROUP: City of Hamilton

76.1 Amend the Plan to provide for the East Mountain Industrial Area.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

76.2 Provide the City of Hamilton with the authority to administer development control.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-28 PAGE 776 SUBMISSION NO. 82

AGENT: Peter Tollefsen, Town Planner

GROUP: Town of Ancaster

82.1 The Escarpment Natural Area boundary adjacent to Terrace Park Drive, Beverly Court and Blair Lane be adjusted to reflect ravine and table lands more accurately.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

82.2 Designate Clearview Estates Annex Subdivision as Urban Centre.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

82.3 Redesignate lands of Sister Servants of Mary Immaculate from Area of Direct Provincial Interest to Urban Area.

HEARING OFFICERS: Accept.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

82.4 Redesignate lands dealt with by Amendment 149 from Escarpment Protection to Urban Centre.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

82.7 (c) Redesignate lands south of Ancaster Heights from Area of Direct Provincial Interest to Urban Area.

HEARING OFFICERS: Accept.

RECOMMENDED: The recommendation of the Niagara Escarpment Commission in June 1983 be accepted. Due to the scale of the map, a final land use on this site will be subject to discussion between the implementing authority and the developer when an application to create lots is submitted.

FILE NO. 200-21 PAGE 797 SUBMISSION NO. 94

AGENT: Dr. Stephen Drotos, Planning Director

GROUP: Township of Flamborough

94.1 Delete lands west of the Canadian Pacific Railway line in the vicinity of Carlisle.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

94.2 Using zoning within the former village of Waterdown.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

Submissions on Specific Matters

Name	Submission No.
Hamilton Region Conservation Authority	77
Weatheridge Group Ltd.	79
J.B. Puddicombe and Son Ltd.	80

Clock Investments Ltd.	81
Martin, Kenneth	83
Fenwood Development Ltd.	84
Wright, Dr. F.	85
Royal Botanical Gardens	86
Dukeshire, Victor	88
Mitchell, G.	90
Glendale Golf and Country Club	92
Tidey, Donald	93
Beattie, Dr. C.	95
Ontario Trail Riders Association	96
Bodnar, A. and Daly, A.	97
Martin, Frank	98
Towsley, Alan	100
Allarco Developments Ltd.	101
Sprentz, Donna	104
Di Gregorio, Mrs. E.	105
Watergate Investments Ltd.	604
Sherwin, R.	605
Iacobelli, Celeste	606
Save the Valley Committee	675
Dundana Homes Ltd.	675

FILE NO. 200-2 PAGE 755 SUBMISSION NO. 77

AGENT: B.W. Vanderbrug, General Manager

GROUP: Hamilton Region Conservation Authority

SUBMISSION:

Comments and recommendations on:

- a) Conservation areas;
- b) Other public lands;
- c) Private lands; and
- d) Property boundary corrections.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-19 PAGE 772 SUBMISSION NO. 79

AGENT: G.A. Hodgins, President

GROUP: Weatheridge Group Ltd. (Marketplan Division)

LAND: Part Lots 1 and 2, Concession 1
Township of Flamborough

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Change some lands designated Escarpment Protection to Escarpment Rural.

RECOMMENDED: Retain designations as indicated in the Proposed Plan (1979).

FILE NO. 200-20 PAGE 774 SUBMISSION NO. 80

AGENT: J.L.H. Puddicombe

OWNER: J.B. Puddicombe & Son Limited

LAND: Lot 1, Concession 2 and 3
Town of Stoney Creek

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Reduce the area of the Plan to the base and top of the Escarpment.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-14 PAGE 775 SUBMISSION NO. 81

AGENT: David L. Matthews, Planner

OWNER: Clock Investments Limited

LAND: Part Lot 21, Concession 4
Town of Stoney Creek

PROPOSED PLAN: Escarpment Rural and Escarpment Protection

SUBMISSION: Delete

HEARING OFFICERS: Delete Escarpment Rural from the Plan.

RECOMMENDED: The area designated Escarpment Rural on the subject lands together with Rural lands immediately to the south be deleted as recommended.

FILE NO. 200-8

PAGE 780

SUBMISSION NO. 83

AGENT: Donald May, Planner

OWNER: Kenneth E. Martin

LAND: Part Lots 48 and 49, Concession 2
Town of Ancaster

PROPOSED PLAN: Urban Centre: Area of Direct Provincial Interest and Urban Area

SUBMISSION:

1. Redesignate lands surrounding the existing homes and lands to the west to Urban Area.
2. Redesignate lands south of Ancaster Heights Subdivision to Urban Area.

RECOMMENDED: The recommendation of the Niagara Escarpment Commission in June 1983 be accepted. Due to the scale of the map, a final land use on this site will be subject to discussion between the implementing authority and the developer when an application to create lots is submitted.

FILE NO. 200-16

PAGE 782

SUBMISSION NO. 84

AGENT: Donald F. May, Planner

GROUP: Fenwood Developments Limited

LAND: Part Lots 48 and 49, Concession 2
Town of Ancaster

PROPOSED PLAN: Urban Centre: Area of Direct Provincial Interest and Urban Area

SUBMISSION: Redesignate certain lands from Area of Direct Provincial Interest to Urban Area.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 200-29

PAGE 784

SUBMISSION NO. 85

AGENT: Donald May, Planner

OWNER: Dr. Frederick J. Wright

LAND: 540 Wilson Street East
Town of Ancaster

PROPOSED PLAN: Urban Centre and Area of Direct Provincial Interest

SUBMISSION: Adjust the Plan's policies or designations to enable the creation of lots.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 200-18 PAGE 786 SUBMISSION NO. 86

AGENT: Dr. Leslie Laking, Director and Secretary of the Board

OWNER: Royal Botanical Gardens

SUBMISSION:

1. Include all of the Escarpment and adjacent lands in Hamilton-Wentworth in the Plan.
2. The Niagara Escarpment Commission should retain control of lands on both sides of Rock Chapel Road in Lots 18, 19 and 20 in Concession 2, (Township of Flamborough), and on both sides of Borer's Creek.
3. The Royal Botanical Gardens is concerned about deteriorating water quality in streams flowing into Cootes Paradise.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-17 PAGE 789 SUBMISSION NO. 88

AGENT: John Z. Sepejak, Planning Consultant

OWNER: Victor L. Dukeshire

LAND: Part Lot 34
Township of Flamborough

PROPOSED PLAN: Escarpment Protection and Escarpment Natural

SUBMISSION: Amend the designations to permit estate residential development

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-12

PAGE 791

SUBMISSION NO. 90

OWNER: G.E. Mitchell

LAND: Part Lot 50, Concession 2
Town of Ancaster.

PROPOSED PLAN: Escarpment Protection and Urban Centre, Area of Direct Provincial Interest

SUBMISSION: Allow for subdivision of the lot into four parcels.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and to recommendations on Submission 82.

FILE NO. 200-22

PAGE 794

SUBMISSION NO. 92

COUNSEL: J.P. Rocchi

GROUP: Glendale Golf and Country Club Limited

PROPOSED PLAN: Urban Centre, Area of Direct Provincial Interest.

SUBMISSION: Reinstate the potential for future urban development.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-23

PAGE 796

SUBMISSION NO. 93

OWNER: Donald E. Tidey

LAND: Part Lot 4, Concession 1
Township of Flamborough

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 200-25 PAGE 799 SUBMISSION NO. 95

OWNER: Dr. Catharine Beattie

SUBMISSION: 1. There is inadequate enforcement of existing regulations. 2. Regulations are too limited. 3. Development appeal procedures are inadequate and biased in favour of the user.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-3 PAGE 800 SUBMISSION NO. 96

AGENT: Mrs. Stephanie Kindt

GROUP: Ontario Trail Riders Association

SUBMISSION: Include in the Proposed Plan a continuous route for horseback riding.

RECOMMENDED: None.

FILE NO. 200-26 PAGE 801 SUBMISSION NO. 97

OWNER: Andrew Bodnar and Alan Daly

LAND: Part Lot 1, Concession 6
Township of Flamborough

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural.

RECOMMENDED: Area remain as Escarpment Protection

FILE NO. 200-27 PAGE 802 SUBMISSION NO. 98

OWNER: Frank J. Martin

LAND: Part Lot 5, Concession 2 and 3
Town of Stoney Creek

PROPOSED PLAN: Escarpment Protection, Escarpment Natural and Minor Urban Centre

SUBMISSION: Redesignate for urban development.

RECOMMENDED: Land Uses as recommended by the Niagara Escarpment Commission be accepted.

FILE NO. 200-11 PAGE 805 SUBMISSION NO. 100

OWNER: Alan H. Townsley

LAND: Part Lot 4, Concession 8
Township of Flamborough

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of Plan.

RECOMMENDED: Accept.

FILE NO. 200-1 PAGE 806 SUBMISSION NO. 101

COUNSEL: Richard R. Arblaster

OWNER: Allarco Developments Limited.

LAND: Part Lots 53 and 54, Concession 2
Town of Ancaster

PROPOSED PLAN: Mapping error. Urban Centre, Area of Direct Provincial Interest.

SUBMISSION: Redesignate certain lands to Urban Centre.

RECOMMENDED: Accept.

FILE NO. 200-42 PAGE 809 SUBMISSION NO. 104

OWNER: Donna Sprentz

LAND: 490 Old Dundas Road
Ancaster, Ontario

PROPOSED PLAN: Mapping error. Escarpment Protection Area should be changed to Urban Centre, Area of Direct Provincial Interest.

SUBMISSION: Owner opposes change in designation proposed.

HEARING OFFICERS: Designate as Urban Centre.

RECOMMENDED: Accept.

FILE NO. 200-41

PAGE 810

SUBMISSION NO. 105

OWNER: Mrs. Elizabeth Di Gregorio

LAND: Lot 46, Concession 2
Town of Ancaster

PROPOSED PLAN: Mapping error. Escarpment Protection Area should be changed to Urban Centre.

SUBMISSION: Owner requests removal of property from the Proposed Plan.

RECOMMENDED: Designate as Urban Centre.

FILE NO. S 200-47

PAGE 823

SUBMISSION NO. 605

OWNER: R. T. Sherwin

LAND: Part Lots 23 and 24, Concession 2
Part Lot 23, Concession 3
Township of Flamborough

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete lands from Plan.

HEARING OFFICERS: Delete.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 200-48

PAGE 824

SUBMISSION NO. 606

OWNER: Celeste Iacobelli

LAND: Part Lot 10, Concession 1
Township of Flamborough

PROPOSED PLAN: Minor Urban Centre

SUBMISSION: Difficulty resolved because the lands are in the Minor Urban Centre designation.

RECOMMENDED: None.

FILE NO. S 200-46 PAGE 826 SUBMISSION NO. 675

OWNER: Dundana Homes Limited

LAND: Rorke Hills Subdivision
Town of Dundas

PROPOSED PLAN: Escarpment Natural and Urban Centre: Outer Area

SUBMISSION: Designate the property as Urban Centre.

HEARING OFFICERS: Designate Urban Centre.

RECOMMENDED: Accept.

SECTION 3
REGIONAL MUNICIPALITY
OF HALTON

SECTION 3. REGIONAL MUNICIPALITY OF HALTON

General Submissions

The following submissions in the Region of Halton were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Charles Cecile	300-54	331	854
Miss Catherine Whaley	300-18	333	857
Mrs. Janet Watkins	300-15	334	858
David Greenfield	300-20	335	859
Ontario Trail Riders Assoc.	300-43	338	862
Halton Field Naturalists	300-7	339	863
John E. Mitchell	300-37	343	868
L.R.L. Symmes	300-48	344	869
Ontario Rock Climbing Assoc.	300-39	352	879
J.P. Charlebois	300-36	356	883
Roman Bandi	300-57	358	891
885 Club of Canada	300-10	362	891
Foundation for Aggregate Studies	300-55	363	892
Ad Hoc Committee of Burlington Citizens	300-59	365	894
Toronto Bruce Trail Club	S300-29	666	967

The following submissions in the Region of Halton were made by individual members of the Speyside Ratepayers' Association:

Name	File No.	Submission No.	Page
Ken Bilton	S300-71	610	915
Majorie Bilton	S300-72	611	916
Martin J. McDonell	S300-76	612	917
Frances M. McDonell	S300-73	613	918
Jean Falls	S300-60	614	919
Jack D. Pemberton	S300-68	615	920
Mrs. J. Reed	S300-69	616	921
Earle Harrison	S300-77	617	922
Deborah Boycott	S300-78	618	923
Mr. and Mrs. R.C. McKeehen	S300-79	619	924
Carlo T. Toccalino	S300-117	620	925
Carlo F. Toccalino	S300-117	621	926
Louis Toccalino	S300-118	622	927
Michael Toccalino	S300-119	623	928
Jeanette Toccalino	S300-123	624	929
Stako Barac	S300-80	625	930
Mirka Barac	S300-80	626	931
Mr. & Mrs. Barry Spaldin	S300-82	627	932
Mrs. Barbara Van Sickle	S300-84	628	933
Fred Van Sickle	S300-85	629	934
Douglas J.T. Falls	S300-87	630	935
Kenneth Wood	S300-88	631	936
Janet Wood	S300-89	632	937

Mrs. Gloria Walton	S300-90	633	938
Andrew Walton	S300-91	634	939
Mrs. Barbara Walton	S300-92	635	940
David Walton	S300-93	636	941
James B. Kenzie	S300-94	637	942
J.A. Swan	S300-95	638	943
Lois M. Swan	S300-96	639	944
A.J. Toccalino	S300-97	640	945
Guido De Rycke	S300-98	641	946
Mrs. Marianne Bronder	S300-100	642	947
Mrs. Kearen Toccalino	S300-99	643	948
Mrs. V. Chornook	S300-101	644	949
Mrs. Pamela Sheldon	S300-104	645	950
Mr. and Mrs. D.W. Fairles	S300-105	646	951
Steve Mokrytzki	S300-106	647	952
Boris Mokrytzki	S300-107	648	953
Mrs. Vera V. Mokrytzki	S300-108	649	954
Mrs. Laura Bayly	S300-109	650	955
Mr. & Mrs. Phil Diamond	S300-110	651	956
Mr. & Mrs. L. Bigsuiitti	S300-126	652	957
Derek Smith	S300-112	658	959
Pam Smith	S300-111	659	960
Dr. & Mrs. Dennis Medland	S300-113	660	961
John Devries	S300-114	661	962
Mrs. Mildred Devries	S300-115	662	963
Laurie E. Reed	S300-121	663	964
W.B. Elsley	S300-125	664	965
David Casson	S300-26	665	966

RECOMMENDED: Refer to Submission 368 (Standard Industries Ltd.).

In the following submission in the Region of Halton requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Mr. & Mrs. James O'Reilly	300-5	340	864
Harold Hurren	300-14	341	865
William F. Penson	300-25	348	874

RECOMMENDED: These lands remain in the area of the Plan.

Submissions by Municipalities

Name	Submission No.
Regional Municipality of Halton	326
City of Burlington	327
Town of Halton Hills	328
Town of Milton	372

COUNSEL: Kenneth Anderson and Robert Christie

GROUP: Regional Municipality of Halton

SUBMISSION: Recommends that criteria for Escarpment Natural Areas in the Proposed Plan be more extensive and that Halton's Environmentally Sensitive Areas be included. Boundaries of Escarpment Natural lands be extended to include all Environmentally Sensitive Areas.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

COUNSEL: Gordon Grechulk

GROUP: City of Burlington

327.1 Recommends the Escarpment Natural Areas designated replace the Escarpment Rural Areas designated along Limestone Creek.

RECOMMENDED: Escarpment Natural along Limestone Creek as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

327.2 Recommends the Escarpment Natural Areas designation replace the Escarpment Protection and Escarpment Rural designations along Bronte Creek and along the valley lands west of Cedar Springs Road.

RECOMMENDED: This area remain Escarpment Protection and Escarpment Rural.

327.3 Recommends the Escarpment Natural Areas designation replace the Escarpment Protection Areas designation from Guelph Line to Cedar Springs Road.

RECOMMENDED: Undisturbed Escarpment slopes through this area be designated Escarpment Natural Areas as recommended by the Niagara Escarpment Commission in June 1983.

327.4 Recommends the Escarpment Natural Areas designation replace the Escarpment Protection Areas designation around Mount Nemo.

RECOMMENDED: This area remain Escarpment Protection.

327.5 Recommends that since one of the priorities of this Plan is the protection of the Escarpment ridge itself, this ridge should then be identified on the final Niagara Escarpment Plan maps.

RECOMMENDED: None.

327.6 Recommends the Escarpment Protection Areas designation replace the Escarpment Rural Areas designation west of Cedar Springs Road.

RECOMMENDED: This area remain Escarpment Rural.

- 327.7 Recommends the Escarpment Rural Areas designation replace the Escarpment Protection Areas designation along Britannia Road.

RECOMMENDED: This area remain Escarpment Protection.

- 327.8 Recommends the Escarpment Rural Areas designation replace the Escarpment Protection Areas designation along and near Blind Line.

RECOMMENDED: This area remain Escarpment Protection.

- 327.9 Recommends that the Escarpment Protection Areas boundary be moved eastward from Mount Nemo Crescent and be replaced by the Escarpment Rural Areas designation.

RECOMMENDED: Land use designations in the Mount Nemo Crescent area as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

- 327.10 Recommends that the Escarpment Protection Areas designation be replaced by an Escarpment Rural Areas designation near the Village of Kilbride.

RECOMMENDED: This area remain Escarpment Protection.

- 327.11 The designation Minor Urban Centre at Alfred Harris Gardens be deleted.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

- 327.12 Acquire and preserve Escarpment slopes in the Mount Nemo area.

RECOMMENDED: None.

FILE NO. 300-31

PAGE 849

SUBMISSION NO. 328

COUNSEL: Thomas Anderson

GROUP: Town of Halton Hills

- 328.1 Request that wayside pits not be permitted in the designations proposed. In addition, that an asphalt plant should not be an accessory use where it would affect the natural environment.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

- 328.2 Proposals on Plan Implementation.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

328.3 Designations in the Proposed Plan with respect to Standard Industries site.

RECOMMENDED: Refer to Submission 368.

FILE NO. 300-35 PAGE 910 SUBMISSION NO. 372

AGENT: R.J.L. Zsadanyi, Planning Director

GROUP: Town of Milton

SUBMISSION:

Two areas of concern:

1. The town's ability to be involved in the review and control of pit and quarry operations in those areas designated "Mineral Resource".
2. The non-inclusion of the Proposed Plan of a small parcel of land in Part Lot 10, Concession 1, formerly in the Township of Oakville.

RECOMMENDED: None.

Submissions on Specific Matters

Name	Submission No.
Credit Valley Conservation Authority	329
Towsley-Ward Investments Inc.	330
Cedar Springs Community Club	332
United Ceramics Limited	336
Zohoruk, Harry	337
Samuel Roy Enterprises	342
Hewitt, Clarence	345
Book, George	346
Chisholm, J.	347
Focus Development Ltd.	349
Islington Investments Ltd.	350
R.D.B. Building Products Limited (Milton Brick)	351
Biason, Mary	353
Jurss, Alfred	354
Federation of Ontario Naturalists	355
Goldfan Holdings Limited	357
Vaughan, J. Bryan and Vaughan, Dorothy T.	359
Aiken, John	360

Dodokin, Gail	361
Coalition on the Niagara Escarpment	364
Prucyk, Mr. & Mrs. J.	366
Dufferin Aggregates	367
Standard Industries Ltd.	368
Halton Region Conservation Authority	369
J.C. Duff Limited	370
Amos C. Martin Limited	371
Mohawk Quarries Limited	608
Speyside Area Ratepayers' Association	609
Rice and McHarg Limited	653
McFee, A.	667
Toronto Field Naturalists	668
Foster, T.C.	669
Verrico, Capibianco and Casala	671
Di Pasquale, Zaratto and Papais	672
Loach, Gerald and Lean, R.	673
Esson, Charles and Middlebrook, Neil	674
Shepherd, Ronald and Jeanne	676

FILE No. 300-21 PAGE 851 SUBMISSION NO. 329

AGENT: Rose Menyes, Senior Conservation Planner

GROUP: Credit Valley Conservation Authority

- 329.1 This submission made the following recommendations in connection with park names:
 No. 76 Terra Cotta South — change to Terra Cotta Conservation Area.
 No. 77 Silver Creek — change to Silver Creek Conservation Area.
 No. 78 Limehouse — change to Limehouse Conservation Area.
- 329.2 The Proposed Plan include reference in several sections that Conservation Authority approval is also required. The following sections are referred to in this regard:
 2.9.1, No. 4, Existing Uses.
 2.9.4, No. 1, New Development Adjacent to Streams, Lakes and Wetlands.
 2.9.4, No. 3, New Development Adjacent to Streams, Lakes and Wetlands.
 2.9.5, Numbers 1 to 7, New Development Adjacent to Ravines.
- 329.3 2.9.5, Definition of "Ravine" should be included in the Plan.
 2.9.6, No. 3, All slopes should be included and not just those in excess of 25 per cent.
 2.9.9, Issue of enforcement should be addressed.
 2.9.11, No. 3, The term "carrying capacity" should be properly defined or deleted.
 2.9.13, Consideration should be given to including an overlay with designations for Mineral Areas expected to be depleted and/or rehabilitated within the term of the Proposed Plan.
- 329.4 Consideration be given to re-evaluating the "Future Acquisition" section of the Proposed Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 300-12 PAGE 853 SUBMISSION NO. 330

AGENT: Alan H. Towsley

OWNER: Towsley-Ward Investments Inc.

LAND: Part Lot 8, Concession 2 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate lands from Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designation remain Escarpment Protection. Refer to responses to the general recommendations of the Hearing Officers.

FILE NO. 300-8 PAGE 855 SUBMISSION NO. 332

COUNSEL: David R. Lee, Q.C.

OWNER: Cedar Springs Community Club

LAND: Part Lot 7, Concession 1 N.S.
Part Lots 6, 7 and 8, Concession 2 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Request that the designation be changed to Escarpment Recreation to allow provision for the development of new cottages.

RECOMMENDED: Designations remain Escarpment Natural and Escarpment Protection.

FILE NO. 300-28 PAGE 860 SUBMISSION NO. 336

COUNSEL: Philip L. Sanford

OWNER: United Ceramics Limited

LAND: Part Lot 14 and 15, Concession 1 N.S.
Town of Milton

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from Plan area or amend Proposed Plan to recognize lands as Mineral Resource Area.

RECOMMENDED: Retain as Escarpment Rural.

FILE NO. 300-13 PAGE 861 SUBMISSION No. 337

OWNER: Harry W. Zohoruk

LAND: 4001 Guelph Line
City of Burlington

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Concerned about severance policies in the Proposed Plan. Recommended that where the scarp severs a piece of land into two parts that a policy be established that such a parcel could be divided in conformity with the New Lots Policy.

RECOMMENDED: Refer to the general recommendations of the Hearing Officers in Part 1 of this volume and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 300-56 PAGE 866 SUBMISSION NO. 342

AGENT: Donald May and Associates Limited

OWNER: Samuel Roy Enterprises

LAND: 42 acres West of Twiss Road between Sideroad 8 and Kilbride Street.
8 acres in Lowville — west of Guelph Line and south of Sideroad 8
City of Burlington

PROPOSED PLAN: Escarpment Rural

SUBMISSION:

Requested that:

- a) The settlement boundaries approved in Official Plan Amendment 81 to the Burlington Planning Area Official Plan be the settlement boundaries for Kilbride and Lowville.
- b) Delete the term "Secondary Plan" from the Proposed Plan.
- c) Delete the ability for the list of Minor Urban Centres to be changed without amendment to the Proposed Plan.

d) Approval of the Niagara Escarpment Plan will require the Region and local official plan to be brought into conformity.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-40 PAGE 870 SUBMISSION NO. 345

COUNSEL: W. Gall

OWNER: Clarence Hewitt

LAND: Part Lot 8, Concession 2 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Protection and Escarpment Natural

SUBMISSION: Requested that the upper tableland portion of the holding be designated Escarpment Rural to permit an open-plan-type rural estate subdivision.

RECOMMENDED: Designations remain Escarpment Protection and Escarpment Natural.

FILE NO. 300-49 PAGE 872 SUBMISSION NO. 346

OWNER: George Book

LAND: E 1/2 Lot 20, Concession 4
Town of Halton Hills

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change in designation from Escarpment Protection to Escarpment Rural.

RECOMMENDED: This area remain designated Escarpment Protection.

FILE NO. 300-51 PAGE 873 SUBMISSION NO. 347

OWNER: J. L. Chisholm

LAND: Part Lot 5, Concession 6
Town of Milton

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested a redesignation from Escarpment Protection to Escarpment Rural.

RECOMMENDED: The area remain designated Escarpment Protection.

FILE NO. 300-44 PAGE 875 SUBMISSION NO. 349

COUNSEL: Peter McWilliams, President

OWNER: Focus Development Ltd.

LAND: Lot 11, Concession 1 New Survey
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Delete because land is more than one mile from the Niagara Escarpment.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. 300-19 PAGE 876 SUBMISSION NO. 350

COUNSEL: Brian Corbett

OWNER: Islington Investments Limited

LAND: Part Lot 13, Concession 7, N.S.
Town of Milton

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested that the Proposed Plan be amended to permit the development of up to eight estate residential lots on the subject property.

RECOMMENDED: This area remain Escarpment Protection.

FILE NO. 300-52 PAGE 878 SUBMISSION NO. 351

COUNSEL: Richard Day

OWNER: R.D.B. Building Products Ltd.
(Milton Brick)

LAND: Lot 1, Concession 1 N.S.
Town of Milton

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested that the Mineral Resource Area designation be expanded to include the area adjacent to the existing plant.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-53 PAGE 880 SUBMISSION NO. 353

AGENT: Hamish Harrison

OWNER: Mrs. Mary Biason

LAND: Lot 10, Concession 1
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Request to be removed from the Proposed Plan because it is flat farmland approximately one mile from the base of the Escarpment slopes.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: Accept.

FILE NO. 300-42 PAGE 881 SUBMISSION NO. 354

OWNER: Alfred Jurss

LAND: West 1/2 Lot 2, Concession 3 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Rural.

SUBJECT: Concern was expressed development would not be permitted by the Proposed Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-22 PAGE 882 SUBMISSION NO. 355

AGENT: Stewart G. Hilts

GROUP: Federation of Ontario Naturalists

SUBMISSION:

1. Aggregate extraction should be called an interim use, and where such designations appear there should also be a designated future use.
2. “Essential transportation and utility facilities” should be deleted as a permitted use in the Escarpment Natural Areas.
3. More funds should be provided for public acquisition of lands.
4. More areas should be designated for acquisition of lands.
5. Niagara Escarpment Commission should take an active role in other areas not included in the Proposed Plan.
6. Private landowners are the best custodians of land in its natural state.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-41 PAGE 884 SUBMISSION NO. 357

AGENT: Miss Lucy Stocco, Development Manager

OWNER: Goldfan Holdings Limited

LAND: West 1/2 Lots 25 and 26, Concession 4
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: The submission was made primarily to ascertain the location of the line separating the Escarpment Natural and Escarpment Rural designations in the Proposed Plan on the subject property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-34 PAGE 886 SUBMISSION NO. 359

COUNSEL: John R. Willms

OWNER: J. Bryan Vaughan & Dorothy Truax Vaughan

LAND: West Part Lots 28 and 29, Concession 11
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Change the portion designated Escarpment Protection to Escarpment Rural to permit the development of estate lots.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 300-61 PAGE 888 SUBMISSION NO. 360

COUNSEL: John R. Willms

OWNER: John H. Aiken

LAND: West 1/2 Lot 28, Concession 11
Town of Halton Hills

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change the Escarpment Protection designation to Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 300-1 PAGE 890 SUBMISSION NO. 361

COUNSEL: Ronald R. Dodokin

OWNER: Mrs. Gail S. Dodokin

LAND: Part Lot 30, Concession 10
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Request that the subject lands be removed from the Proposed Plan.

RECOMMENDED: The subject land be retained in the Plan.

AGENT: Robert Leverty

GROUP: Coalition on the Niagara Escarpment (C.O.N.E.)

This submission made the following comments and recommendations:

1. Supports the submission of the Regional Municipality of Halton.
2. Criterion 3 for Escarpment Natural Areas be amended to include regionally important nature areas.
3. In cases where part of an Environmentally Sensitive Area exists and which the Proposed Plan does not designate as Escarpment Natural, that the designation be changed to Escarpment Natural.
4. New aggregate extraction licences be restricted in Escarpment Natural and Escarpment Protection Areas.
5. Asphalt plants not be a permitted use in the Mineral Resource designation.

RECOMMENDED: Refer to responses to Submission 326 and to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

COUNSEL: Stanley Udell

OWNER: Mr. & Mrs. Joseph Prucyk

LAND: Part West 1/2 Lot 24, Concession 7
Part West 1/2 Lot 23, Concession 7
Part West 1/2 Lot 24, Concession 8
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Request that the subject lands be redesignated Escarpment Recreation Area in order that their plans to construct a lodge and establish intensive indoor and outdoor recreational facilities may be realized.

RECOMMENDED: These areas remain Escarpment Natural and Escarpment Protection.

COUNSEL: Robert W. Cosman and Deborah K. Bruce

OWNER: Dufferin Aggregates
(Division of Dufferin Materials and Construction Ltd.)

LAND: Lots 7-12, Concession 7 (former Twp. of Nassagawega)
Part of Lots 8 - 10, Concession 1 (former Township of Esquesing)

SUBMISSION: This submission was in support of the Mineral Resource designation of the subject lands in the Proposed Plan.

RECOMMENDED: None.

FILE NO. 300-17 PAGE 899 SUBMISSION NO. 368

COUNSEL: Burton H. Kellock, Q.C.

OWNER: Standard Industries Ltd.

LAND: Part Lots 11, 12, 13, 14 and 15
 Concession 1, 2 and 3
 Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

- SUBMISSION:**
- 1. Designate lands as a high priority mineral resource protection area.
 - 2. No requirement necessary for amendment to the Niagara Escarpment Proposed Plan to establish a mineral aggregate extraction operation in the Escarpment Rural Area.
 - 3. Change the designation of a portion of the subject lands from Escarpment Natural to Escarpment Rural as shown on Tab 6 in the Standard Industries submission as filed.

HEARING OFFICERS: Change Escarpment Natural lands to Escarpment Rural as shown on Tab 6 of the submission.

RECOMMENDED: Designations remain Escarpment Natural and Escarpment Rural as indicated in the Proposed Plan and recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 300-45 PAGE 903 SUBMISSION NO. 369

COUNSEL: H. T. Arnold

GROUP: Halton Region Conservation Authority

- SUBMISSION:** A. Land Use Designations.
- 1. That the Escarpment Natural Area in the vicinity of Mount Nemo in Concession 4, NS of the City of Burlington be extended to the west to include the brow of the Niagara Escarpment to the point where it joins with the area already identified as Escarpment Natural Area, in the vicinity of Lake Medad.
 - 2. That the Limestone Creek which is a tributary of the Twelve Mile or Bronte Creek be included in the Escarpment Natural Area. This Creek extends from the Bronte Creek south of Britannia Road to its headwaters in the Nassagaweya Canyon area north of Rattlesnake Point. Along with the Escarpment crossing Lots 1, 2 and 3, Concession 6, Town of Milton.
 - 3. That the Sixteen Mile (or Oakville) Creek be included in the Escarpment Natural Area both east and west of the Kelso Reservoir.

4. That the Escarpment Natural Area include the headwaters of the Sixteen Mile (or Oakville) Creek in Lots 10 and 13, Concession 7, Town of Milton (Nassagaweya), where it passes through land identified under the Proposed Plan for mineral resources production.

RECOMMENDED:

1. Refer to Submission 327 City of Burlington.
2. Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.
3. Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.
4. This area remain designated Mineral Resource.

SUBMISSION: B. Lands Suggested for Acquisition by the Authority.

RECOMMENDED: None.

SUBMISSION: C. Special study proposed for lands designated Mineral Resource Area in the Town of Milton and the Town of Halton Hills.

RECOMMENDED: None.

FILE NO. 300-9 PAGE 908 SUBMISSION NO. 370

COUNSEL: H. T. Arnold

OWNER: J. C. Duff Limited

LAND: Lot 23, Concession 5
Lot 27, Concession 7
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural and Mineral Resource Area

SUBMISSION: The submission suggests that licensing procedures for pits and quarries be simplified so that all required matters including the Niagara Escarpment Proposed Plan be dealt with at one hearing.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume.

FILE NO. 300-27 PAGE 909 SUBMISSION NO. 371

AGENT: Nelson Martin

OWNER: Amos C. Martin Limited

LAND: East 1/2 of West 1/2 Lot 23, Concession 8
Town of Halton Hills

PROPOSED PLAN: Mineral Resources and Escarpment Rural

SUBMISSION: Informed Hearing Officers of intention to request a licence to operate a pit or quarry.

RECOMMENDED: None.

FILE NO. S 300-50 PAGE 911 SUBMISSION NO. 608

COUNSEL: Malcolm Martin

OWNER: Mohawk Quarries Limited

LAND: Part Lot 8, Concession 4
Town of Milton

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Alter the designation of the subject lands to Mineral Resource Area.

HEARING OFFICERS: None. Lands properly designated.

RECOMMENDED: The subject lands remain designated Escarpment Natural, Escarpment Protection and Escarpment Rural.

FILE NO. S 300-58 PAGE 913 SUBMISSION NO. 609

AGENT: Mrs. Pamela Sheldon

GROUP: Speyside Area Ratepayers' Association

SUBMISSION: The Association's concern was the fear of mineral extraction on lands owned by Standard Industries Ltd.

RECOMMENDED: Refer to response to Submission 368.

FILE NO. S 300-62 PAGE 958 SUBMISSION NO. 653

OWNER: Rice and McHarg Limited

LAND: Part of E 1/2 and W 1/2 Lot 21, Concession 5
Town of Halton Hills

PROPOSED PLAN: Mineral Resource Area Policies

SUBMISSION:

1. Amend the Plan to make specific reference to "limited expansion of the few small sandstone quarries" under each of the Escarpment Rural, Escarpment Protection and Escarpment Natural Areas designations.
2. Delete the word "small" from Section 2.8, paragraph four.

HEARING OFFICERS: Provide in the Plan for the limited expansion of small sandstone quarries.

RECOMMENDED. Accept.

FILE NO. S 300-70

PAGE 968

SUBMISSION NO. 667

OWNER: A. McFee

LAND: Part Lot 26, Concession 5
Town of Halton Hills

SUBMISSION: The number of wayside pits should be restricted.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. S 300-32

PAGE 969

SUBMISSION NO. 668

AGENT: Steve Varga, Director

GROUP: Toronto Field Naturalists

SUBMISSION: Concerns regarding Mineral Resource Areas in the Town of Milton and the Town of Halton Hills.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and recommendations regarding Submission 368.

FILE NO. 300-127

PAGE 970

SUBMISSION NO. 669

OWNER: T. C. Foster

LAND: Part E 1/2 Lot 4, Concession 2 N.S.
City of Burlington

SUBMISSION: The entire farm be designated Escarpment Rural rather than Escarpment Protection and Escarpment Rural.

HEARING OFFICERS: Redesignate land to Escarpment Rural.

RECOMMENDED: Accept.

FILE NO. S 300-63 PAGE 971 SUBMISSION NO. 671

AGENT: Hamish Harrison

OWNERS: Verrico, Capibianco and Casala

SUBMISSION: The subject property is not included in the Proposed Plan.

FILE NO. S 300-64 PAGE 972 SUBMISSION NO. 672

AGENT: Hamish Harrison

OWNERS: Di Pasquale, Zaratto and Papais

LAND: Part Lot 11, Concession 1
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Requested deletion of property from the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. S300-65 PAGE 973 SUBMISSION NO. 673

AGENT: Hamish Harrison

OWNER: Gerald O. Loach and R. Lean

LAND: Part Lot 13, Concession 1
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Requested deletion of property from the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. S 300-66 PAGE 974 SUBMISSION NO. 674

AGENT: Hamish Harrison

OWNERS: Mabel and Charles Esson
 Edgar and Neil Middlebrook

LAND: Part Lot 12, Concession 1
 Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Requested deletion of property from the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. S 300-124 PAGE 975 SUBMISSION NO. 676

COUNSEL: Herman Turkstra

OWNER: Ronald and Jeanne Shepherd

LAND: Lot 24, Concession 2 N.D.S.
 City of Burlington

PROPOSED PLAN: Escarpment Natural, Escarpment Protection
 and Escarpment Rural.

SUBMISSION: Request that a portion of the subject property designated Escarpment Protection be changed to Escarpment Rural or that the Plan be amended to provide for campgrounds as a permitted use in the Escarpment Protection areas.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

SECTION 4

REGIONAL MUNICIPALITY OF PEEL

SECTION 4. REGIONAL MUNICIPALITY OF PEEL

General Submissions

The following submissions in the Regional Municipality of Peel were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Ontario Trial Riders' Assoc.	400-21	232	996
K.H: Fockler	400-10	235	1000
John Alexander	400-8	237	1003
Caledon Ratepayers' Assoc.	400-19	238	1004
Highfield Farms	400-17	240	1006
Caledon Hills Bruce Trail Club	400-11	241	1007
Halton Field Naturalists	400-3	245	1011
Association of Peel People Evaluating Agricultural Land	400-6	246	1012
George Harris	400-25	247	1013
Coalition on the Niagara Escarpment	400-7	248	1014
Foundation for Aggregate Studies	S400-25	697	1017

Submissions by Municipalities

Name	Submission No.
Regional Municipality of Peel	229
Town of Caledon	228

FILE NO. 400-22 PAGE 991 SUBMISSION NO. 229

COUNSEL: David Ostler

GROUP: Regional Municipality of Peel

That areas 1 (south of Mono Mills), 2 (Credit River Valley at Cataract and lands above the Escarpment) and 3 (Credit River Valley at Inglewood, rural lands of the Caledon Hills) be deleted from the Proposed Plan. That the settlement area of Cataract be designated Minor Urban Centre.

Changes were also proposed to policies of the Proposed Plan.

HEARING OFFICERS: Delete Areas 1, 2 and 3 from the Plan.

RECOMMENDED:
Area 1. Lands in Lots 16-21, Concession V, Town of Caledon be deleted from the Plan.

Area 2. The following lands be deleted:

- Lot 15, Concession IV W.H.S.; Lot 15 and Part Lot 13 and Part Lot 14, Concession V W.H.S.
- All lands in Concession III W.H.S. north of Highway 24.
- Lots 13, 14, 15, Part Lot 16, Concession II W.H.S.; North 1/2 Lot 12, Lots 13, 14, 15, Concession I W.H.S.; Lots 12, 13, 14, Concession I E.H.S.; West 1/2 Lot 13, Concession II E.H.S.

Area 3. Lands be deleted as recommended by the Niagara Escarpment Commission in June 1983 except for Lots 3, 4 and 5, Concession 1 E.H.S. which will be retained in the Plan.

Cataract. The settlement area of Cataract be designated as Minor Urban Centre.

For other matters raised in this submission refer to responses to general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-24 PAGE 989 SUBMISSION NO. 228

COUNSEL: David Ostler

GROUP: Town of Caledon

The Town supported the deletion of the three areas requested by the Regional Municipality of Peel and that Cataract be designated as a Minor Urban Centre. Recommendations were also made regarding policies governing the development of mineral resources, lot severance policies, providing for residential plans of subdivision in Escarpment Protection Areas, the implementation and administration of land use control in the Plan area, the approval process for public works, and policies regarding minor centres

HEARING OFFICERS: Designate Cataract as Minor Urban Centre.

RECOMMENDED: Refer to response made on submission 229 (Region of Peel).

Submissions on Specific Matters

Name	Submission No.
Lawson, Mrs. M.	230
The Georgian Group	231
Lyons, James	233
Twaites, W. O.	234
Metropolitan Toronto and Region Conservation Authority	236

Stewart, Mrs. H.	239
Credit Valley Conservation Authority	242
Booth, Mrs. N.	243
Terra Cotta Gardens Ltd.	244
Smith, Clifford	249
Regan-Graham Ltd.	696

FILE NO. 400-15 PAGE 993 SUBMISSION NO. 230

COUNSEL: M. J. McQuaid, Q.C.

OWNER: Mrs. Mary Lawson

LAND: Part E 1/2 Lot 17, Concession 4
Town of Caledon

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Designate Cataract as a Minor Urban Centre and change the Escarpment Protection Area on the above noted lands to Escarpment Rural Area.

RECOMMENDED: Cataract be designated Minor Urban Centre. Escarpment Protection designation remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 400-4 PAGE 994 SUBMISSION NO. 231

COUNSEL: Ms. Roslyn Houser

OWNER: The Georgian Group

LAND: Part of Lots 9 and 10, Concession 3 E.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Protection Area

SUBMISSION: Expand the permitted uses of the Escarpment Protection Area to allow for plans of subdivision subject to detailed environmental studies.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

OWNER: James Lyons

LAND: Lot 30, Concession 4 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural Areas

SUBMISSION: Supported the Town of Caledon’s submission which recommended deletion of subject lands.

RECOMMENDED: This area remain Escarpment Natural and Escarpment Rural.

OWNER: W. O. Twaites

LAND: E 1/2 Lots 31 and 32, Concession 5 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Natural and Escarpment Protection Areas

SUBMISSION: Delete the subject lands from the Plan.

RECOMMENDED: Refer to reponses to the general recommendations of the Hearing Officers in Part 1 of this volume.

AGENT: Emil Kolb, Chairman, Conservation Land Advisory Board

GROUP: Metropolitan Toronto and Region Conservation Authority

SUBMISSION: Recommendations made regarding:
the Authority’s Humber Forest property;
the inclusion of the Bruce Trail on Authority lands;
the role of the Ministry of Natural Resources in coordinating the Niagara Escarpment Park System and conservation authority permit requirements for flood plan lands.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-2

PAGE 1005

SUBMISSION NO. 239

OWNER: Mrs. Helen Stewart

LAND: E 1/2 Lot 22, Concession 6
Town of Caledon

PROPOSED PLAN: Escarpment Rural and Minor Urban Centre

SUBMISSION: Concern regarding the extent of the boundaries of the Mono Mills Minor Urban Centre.

RECOMMENDED: The subject lands be retained in the Plan.

FILE NO. 400-13

PAGE 1008

SUBMISSION NO. 242

AGENT: Brian Czajer, Conservation Planner

GROUP: Credit Valley Conservation Authority

SUBMISSION: Recommends revisions to the names of the parks in the Niagara Escarpment Parks System under its jurisdiction.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 400-5

PAGE 1009

SUBMISSION NO. 243

OWNER: Mrs. Norma E. L. Booth

LAND: Lots 9 and 10, Concession 1 E.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Supports the Town of Caledon's submission that recommended an increase in the number of severances permitted.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-18 PAGE 1010 SUBMISSION NO. 244

OWNER: Ken Heltcher

GROUP: Terra Cotta Gardens Ltd.

LAND: Part Lot 29, Concession 6 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Protection Area

SUBMISSION: Request that subject lands be placed in Escarpment Rural Area

RECOMMENDED: The area remain in the Plan and the Escarpment Protection designation be retained.

FILE NO. 400-23 PAGE 1015 SUBMISSION NO. 249

OWNER: Clifford R. J. Smith

LAND: W 1/2 Lot 4 and S 1/2 Lot 5, Concession 3 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Rural

SUBMISSION: The subject property be removed from the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 400-26 PAGE 1016 SUBMISSION NO. 696

COUNSEL: Gary J. Smith

OWNER: Regan-Graham Limited

LAND: Part Lot 12, Concession 1 W.H.S.
Lot 12, Concession 2 W.H.S.
Town of Caledon

Submission withdrawn.

SECTION 5
COUNTY OF DUFFERIN

SECTION 5. COUNTY OF DUFFERIN

General Submissions

The following submissions in the County of Dufferin were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Walter M. Tovell	500-33	251	1052
Aspen Resorts Incorporated	500-36	255	1056
Valley Schuss Ski Club	500-25	259	1060
John Franklin	500-60	297	1116
Goetz Koechlin	500-29	311	1131
Coalition on the Niagara Escarpment	500-3	706	1158
Mr. & Mrs. A.G. Fells	500-102	707	1159
Robert J. Long	500-104	708	1160

The following submissions in the County of Dufferin were opposed to the Proposed Plan.

Name	File No.	Submission No.	Page
Mr. & Mrs. Gary H. Corlett	500-64	300	1119
Leta Leeson	500-10	712	1165

The following submissions in the County of Dufferin were made requesting the redesignation of the Montclair Ski Resort from Escarpment Recreation to Escarpment Protection.

Name	File No.	Submission No.	Page
Joyce Jones	500-11	257	1058
K.D. Goodwin	500-48	282	1095
Margaret B. Farnell	500-46	285	1099
Tom Reive	500-5	287	1101
Mr. & Mrs. Harold Kendall	500-52	291	1109
Harold P. Smith	500-63	295	1113
Mrs. L. Horton	500-65	301	1120
E.R. Murray	500-106	709	1161
Doreen B. Gariepy	500-103	710	1162

RECOMMENDED: The designation of the Montclair Ski Resort remain as Escarpment Recreation.

Submissions by Municipalities

Name	Submission No.
Township of Mono	316
Township of Mulmur	250
Township of Melancthon	267

FILE NO. 500-26 PAGE 1136 SUBMISSION NO. 316

COUNSEL: Geoffrey T. Mullin

GROUP: Township of Mono

At the hearings the Township submitted that:

- Where adequate controls exist, Development Control be lifted unless an owner wishes to remain under Niagara Escarpment Commission control. Further, that Escarpment Natural Areas remain in the development control area.
- The township’s hazard designation was similar to the Escarpment Natural designation.
- Violet Hill be designated as a Minor Urban Centre
- Boundaries of some Escarpment Recreation Areas may not be correct.
- The East 1/2 of Lot 3, Concession 7 EHS has already been rehabilitated and should not be a Mineral Resource Area.
- There should be a continuing monitoring authority.

HEARING OFFICERS: Land designated Escarpment Rural be deleted from the Plan and that the designation of Escarpment Protection lands be changed to Escarpment Rural.

RECOMMENDED:

1. That the following lands designated Escarpment Rural be deleted:
 - East 1/2, Lots 6, 7 and 8, Conc. I W.;
 - West 1/2 Lot 8; West 1/2 Lot 9; N. East 1/4 Lot 9; West 1/2 Lot 12; West 1/2 Lot 13; N. East 1/4 Lot 13; East Part Lot 26; Concession I E.
 - West 1/2 Lots 14 to 21, Concession II E.
 - East 1/2 Lots 18 to 22; Lots 23-28, Concession IV E.
 - East 1/2 Lot 1; South 1/2 Lot 6; Concession V E.
 - Lots 1 and 2; South 1/2 Lot 6, Concession VI E.
 - East 1/2 Lot 5, Concession VIII E.
2. Escarpment Protection lands be retained as designated in the Proposed Plan and in the recommendations of the Niagara Escarpment Commission of June 1983.
3. The settlement of Violet Hill be designated as a Minor Urban Centre.

4. Designations for East 1/2, Lot 3, Concession 7 E.H.S. as recommended by the Niagara Escarpment Commission in June 1983 be accepted.
 5. For other comments made in the submission refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.
-

FILE NO. 500-6 PAGE 1045 SUBMISSION NO. 250

COUNSEL: Geoffrey T. Mullin

GROUP: Township of Mulmur

At the hearings the Township submitted that:

- All lands which are actively farmed be released from the Proposed Plan.
- Important Escarpment features be protected by overlays to existing official plans.
- Agriculture be recognized as the predominant use of land in the township.
- The Proposed Plan be changed to provide protection to farmers.
- The policies of the Proposed Plan be altered to include all of the Food Land Guidelines.
- Development Control criteria be amended to make them as much like a zoning bylaw as possible.
- Development Control be used to regulate matters of real Escarpment concern.
- High Priority Mineral Resource Areas be designated on the Proposed Plan. The use of such land for extraction should not require an amendment.
- Expropriation not be used to establish the Bruce Trail.
- The reference to the Land Compensation Board in acquisition matters be corrected.
- Provincial grants in lieu of taxes be equal to the sum which would be paid by private owners.
- In addition to the deletion of all farmlands, all lands designated Escarpment Rural be removed.

HEARING OFFICERS: Land designated Escarpment Rural be deleted from the Plan and that the designation of Escarpment Protection lands be changed to Escarpment rural.

RECOMMENDED:

1. That the following lands designated Escarpment Rural be deleted:
 - West 1/2 Lot 1, Concession II E.
 - West 1/2 Lot 1; Part West 1/2, Lots 2 and 3; West 1/2 Lot 5; Lot 11; East 1/2 Lots 31 and 32, Concession I W.
 - Lots 1 to 5; East 1/2 and S. W. 1/4 Lot 11; West 1/2 Lots 22 to 24; Part East 1/2 Lot 25, Concession II W.
 - East 1/2 Lots 1 and 2; Lots 3, 4 and 5; N.W. 1/4 Lot 16; West 1/2 Lot 17; East 1/2 Lot 21, Concession III W.

2. Escarpment Protection Lands be retained as designated in the Proposed Plan and in the recommendations of the Niagara Escarpment Commission of June 1983.
 3. For other comments made in the submission refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.
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FILE NO. 500-38

PAGE 1071

SUBMISSION NO. 267

COUNSEL: George Shepherd

GROUP: Township of Melancthon

SUBMISSION: Delete all lands in the Township of Melancthon.

HEARING OFFICERS: Remove all Township lands from the Plan.

RECOMMENDED: Accept.

Submissions on Specific Matters

Name	Submission No.
Pearce, J.	252
Lowcock, Muriel	253
Moffatt, Donald	254
Ontario Trail Riders Association	256
Wechsel, Reinhold & Brunhilde	258
Butler, Charlene	260
Thomson, Lloyd	261
Cullen, Donald	262
McCreath, Ralph	263
McKee, J.	264
Weir, Mary Jane	265
Harrison K. & S.; Keywan W. & Fiddlement L.	266
Horner, Bert	268
Brown, Borden	269
Gallaughier, Howard	270
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Jade Mountain Estates Limited	272
Hodgson, George	273
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Hamilton, R.M.P.	276
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Dufferin Federation of Agriculture	278
Davison, Ralph	279
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Rauk, S. & E.	284
Hawkins, Ian	286
Davidson, Harold	288
Foundation for Aggregate Studies	289
Goldman, R. & D.	290
Hockley Valley Improvement Association	292
Henry Gordon	293
Henry, Norah	294
Tate, Russel	296
Dodds, Earl	298
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Gallaughier, J.	306
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Shepherd, George	308
MacMillan, A.D.	309
Perry, Dr.	310
Boyne River Natural Science School	312
Meredith, C.	313
Jarvis, Margaret	314
Howes, Douglas	315
White, E. & P.	317
Standard Industries Ltd.	318
Halbert, Keith	319
Edelbrock Brothers Ltd.	320
Ferris, Howard	321
Henry, Gordon	322
Robb, Donald	323
Miller, Kathy	324
Johnston, John	325
Ferris, Mervyn	698
McNenly, Keith	699
Dodds, L.	700
Graham, H.	701
Wilkinson, Robert	702
Still, W. & R.	703
Sloam, William	704
Niagara Escarpment Central Ratepayers Association	705
White, James	711

FILE NO. 500-45

PAGE 1053

SUBMISSION NO. 252

OWNER: J. A. Pearce

LAND: Part West 1/2 Lot 25, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan

HEARING OFFICERS: Delete all lands in Lots 22, 23, 24, and 25, Concession 2, 3, 4 E.H.S.
Township of Mulmur.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-34

PAGE 1054

SUBMISSION NO. 253

OWNER: Mrs. Muriel Lowcock

LAND: Part Lot 25, Concession 2
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Did not object to the Proposed Plan designation on their land.

RECOMMENDED: None

FILE NO. 500-8

PAGE 1055

SUBMISSION NO. 254

OWNER: Donald Moffatt

LAND: Lot 12, Concession 6
Township of Mono

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-30 PAGE 1057 SUBMISSION NO. 256

AGENTS: Ms. Carolyn Pennie and Mrs. Mavis L. McCullum

GROUP: Ontario Trail Riders Association

SUBMISSION: Suitable land should be available for Association's activities.

RECOMMENDED: None

FILE NO. 500-27 PAGE 1059 SUBMISSION NO. 258

OWNER: Reinhold and Brunhilde Wechsel

LAND: Part Lot 26, Concession 3 E.H.S.
Part Lot 28, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject property.

RECOMMENDED: The subject area be retained in the Plan. Refer also to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-16 PAGE 1061 SUBMISSION NO. 260

OWNER: Mrs. Charlene Butler

LAND: Lots 24, 25 and 26, Concessions 1 and 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Rural, Escarpment Protection, Escarpment Natural

SUBMISSION: Requested on behalf of several landowners, that their lands be deleted from the area of the Plan.

RECOMMENDED: Refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-14

PAGE 1062

SUBMISSION NO. 261

AGENT: Donald Cullen

OWNER: Lloyd Thomson

LAND: Part East 1/2 Lot 7, Concession 1 E.H.S.
Part West 1/2 Lot 7, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Delete, or allow three dwellings to be erected on the lands, or have the province enter into negotiations for purchase of the property.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-37

PAGE 1064

SUBMISSION NO. 262

OWNER: Donald Cullen

LAND: Part West 1/2 Lot 14, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept. Refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-47

PAGE 1065

SUBMISSION NO. 263

OWNER: Ralph S. McCreath

LAND: East 1/2 Lot 31, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-28 PAGE 1067 SUBMISSION NO. 264

OWNER: J. V. McKee

LAND: Part East 1/2 Lots 12 and 13, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan

HEARING OFFICERS: Remove property from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-42 PAGE 1068 SUBMISSION NO. 265

OWNER: Ms. Mary Jane T. Weir

LAND: Part Lot 17, Concession 3 W.H.S.
Township of Mulmur

SUBMISSION: Requested clarification of permitted uses regarding kennels and home occupations, and supported Mulmur Township's suggestion for deletion of the area.

RECOMMENDED: W 1/2 Lot 17, Concession 3 W.H.S. be deleted.

FILE NO. 500-19 PAGE 1069 SUBMISSION NO. 266

OWNERS: Ken and Sharon Harrison, William Keywan and Len Fiddlement

LAND: Part Lot 25, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Consideration be given to deleting all lands in Lots 22, 23, 24, 25, Concession 2, 3, 4, E.H.S., Township of Mulmur from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan. Refer to recommendations regarding submission 250 (Township of Mulmur).

COUNSEL: George Shepherd

OWNER: Bert Horner

LAND: Part West 1/2 Lot 32, Concession 1 E.H.S.
West 1/2 Lot 31, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Remove lands from Escarpment Protection Area

HEARING OFFICERS: Delete subject property from the Plan.

RECOMMENDED: The subject area be retained in the Plan. Refer to recommendations regarding submission 316 (Township of Mono).

COUNSEL: George Shepherd

OWNER: Borden Brown

LAND: Lot 5, Concession 2 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

COUNSEL: George Shepherd

OWNER: Howard Gallagher

LAND: Part Lot 17, Concession 1 E.H.S.
Part Lot 17, Concession 1 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Request deletion from Proposed Plan or redesignation of Escarpment Natural and Escarpment Protection to Escarpment Rural.

HEARING OFFICERS: Escarpment Rural lands be retained in the Plan together with lands proposed as Escarpment Rural in Lots 16, 17, 18, 19 and 20 Concessions 1W and 1E, Township of Mulmur.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to recommendations regarding submission 250 (Township of Mulmur).

FILE NO. 500-74 PAGE 1078 SUBMISSION NO. 271

COUNSEL: George Shepherd

OWNER: Hubert Kaiser

LAND: Lots 30 and 31, Concession 1 E.H.S.
 Lots 29, 30 and 31, Concession 2 E.H.S.
 Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete all lands or delete the Escarpment Rural Areas and change the Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-35 PAGE 1080 SUBMISSION NO. 272

COUNSEL: George Shepherd

OWNER: Jade Mountain Estates Ltd.

LAND: Part East 1/2 Lot 25, Concession 2 E.H.S.
 Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Request deletion from Proposed Plan in order to develop a subdivision.

RECOMMENDED: Designation remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-89

PAGE 1081

SUBMISSION NO. 273

COUNSEL: George Shepherd

OWNER: George Hodgson

LAND: East 1/2 Lot 30, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested land be removed from the Proposed Plan.

HEARING OFFICERS: Delete subject land and consider deleting lands in Lots 26 to 32, Concession 1 W.H.S. and 1 E.H.S. Township of Mono.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-32

PAGE 1082

SUBMISSION NO. 274

AGENT: Ronald C. Richards

OWNER: Murray Goldman

LAND: Lot 11, Concession 5 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: To sever and develop three lots fronting on the Hockley Valley Road. The Escarpment Recreation Area (Valley Schuss) should be extended to these lands to permit the development.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-21

PAGE 1084

SUBMISSION NO. 275

AGENT: David Matthews, Land Use Planner

OWNER: M. Bruno

LAND: East 1/2 Lots 29 and 30, Concession 5
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Change Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June, 1983 be accepted.

FILE NO. 500-71 PAGE 1086 SUBMISSION NO. 276

AGENT: John M. P. Hamilton

OWNER: Mr. and Mrs. R. M. P. Hamilton

LAND: Lots 16 and 17, Concession 2 and 3 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Owners eventually wish to subdivide the lands. Do not wish controls on wooded lands. Request deletion from Proposed Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-2 PAGE 1088 SUBMISSION NO. 277

COUNSEL: Donald Kerr

OWNER: Samuel H. Morrow

LAND: Part Lot 14, Concession 1
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Wishes to divide property into two building lots. Would prefer local control and zoning.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-40 PAGE 1090 SUBMISSION NO. 278

AGENT: Ralph Davison, Director

GROUP: Dufferin Federation of Agriculture

SUBMISSION: Farming should not be considered part of the natural environment. Many uses permitted by the Proposed Plan are not compatible with agriculture. Opposed to uncertainty of Development Control. Concerned about possible misuse of Sections 14 and 18 in *The Niagara Escarpment Planning and Development Act*. Plan should be limited to only those areas where the Escarpment is exposed in Dufferin County.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume.

FILE NO. 500-24 PAGE 1092 SUBMISSION NO. 279

OWNER: Ralph Davison

LAND: Lot 11, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Farmland should not be included in the Proposed Plan Area and not be used as a buffer for other uses.

RECOMMENDED: Designation remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-51 PAGE 1093 SUBMISSION NO. 280

OWNER: Norman H. Moffat

LAND: South 1/2 Lot 6, Concession 6
Township of Mono

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. 500-44 PAGE 1094 SUBMISSION NO. 281

OWNER: Ms. Margery Fitzgerald

LAND: North 1/2 Lot 6, Concession 6
Township of Mono

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-23 PAGE 1096 SUBMISSION NO. 283

AGENT: Donald Sinclair

OWNER: Mrs. Helen Sinclair

LAND: East 1/2 Lot 12, Concession 1 E.H.S.
Part South West 1/4 Lot 12, Concession 2 E.H.S.
South East 1/2 Lot 13, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Acquisition

SUBMISSION: Priority regarding acquisition of Scott's Falls should be removed. Lot 12, Concession 1 EHS, should be changed from Escarpment Protection to Escarpment Rural, or exception be made to allow severance of all or part of this parcel. That Lot 13, Concession 1 EHS be changed from Escarpment Protection to Escarpment Rural or that the regulations be clarified to allow for expansion of the existing dwellings.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-49 PAGE 1098 SUBMISSION NO. 284

OWNER: Sergei and Erika Rauk

LAND: Part West 1/2 Lot 11, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Submission concerning an apparent illegal farming operation on a neighbouring property.

RECOMMENDED: None.

FILE NO. 500-12

PAGE 1100

SUBMISSION NO. 286

OWNER: Ian Hawkins

LAND: Lot 29, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Escarpment Natural and Protection Areas interfere with the applicant's farm operation. The Proposed Plan places greater emphasis on recreation than farming. Control should be returned to local councils.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-22

PAGE 1103

SUBMISSION NO. 288

OWNER: Harold Davidson

LAND: West 1/2 Lot 28, Concession 1 E.H.S.
North 1/2 of West 1/2 Lot 31, Concession 1 E.H.S.
West Part Lot 32, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Several concerns were expressed including the broad area of the Plan, the importance of agriculture, the acquisition of land for public use as trails.

A request was made for the deletion of land from the Plan and removal of the word "viable" regarding farm units.

RECOMMENDED: The subject area be retained in the Plan. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-56

PAGE 1106

SUBMISSION NO. 289

AGENT: Eric Salmond, Director

GROUP: Foundation for Aggregate Studies

SUBMISSION: Prohibit pits and quarries in Escarpment Natural and Protection Areas. Prior to the licensing of new pits or quarries in Escarpment Rural Areas there must be assessments on the natural and social environment as well as an amendment to the Plan. In the event a licence is issued there should be stringent rehabilitation requirements.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 500-50 PAGE 1108 SUBMISSION NO. 290

OWNER: Ralph and Donna Goldman

LAND: East 1/2 Lot 10, Concession 5
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Request for subdivision of subject lands into three lots along the Hockley Road.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-17 PAGE 1110 SUBMISSION NO. 292

AGENT: David Forrester

GROUP: Hockley Valley Improvement Association

SUBMISSION: Association favours preservation. Feedlot operations should not be permitted. Recreational uses should be limited. Elected Council should administer controls. Allow the creation of more lots.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-68 PAGE 1111 SUBMISSION NO. 293

OWNER: Gordon Henry

LAND: Part Lot 15, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Change the designation on property to Escarpment Rural. Opposed to the Niagara Escarpment Commission controls.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-69 PAGE 1112 SUBMISSION NO. 294

OWNER: Miss Norah Henry

LAND: Part East 1/2 Lot 15, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change the designation on the property to Escarpment Rural.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-57 PAGE 1114 SUBMISSION NO. 296

OWNER: Russell Tate

LAND: Lot 5, Concession 1
Lot 12, Concession 1
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Applicant operates a farm and wishes the designations removed from the property. Nearby recreational uses could have a harmful effect on the farm operation.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 600-62 PAGE 1117 SUBMISSION NO. 298

OWNER: Earl Dodds

LAND: Part East 1/2 Lots 7 and 8, Concession 5 E.H.S.
West 1/2 Lot 7, Concession 6 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-67 PAGE 1118 SUBMISSION NO. 299

OWNER: Kenneth A. Gariepy, Q.C.

LAND: Part East 1/2 Lot 14, Concession 4
Township of Mono

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Requested that the adjacent property (former Montclair Ski Resort) be changed from Escarpment Recreation to Escarpment Protection. Proposed Plan does not adequately address ponds and dams on private property.

RECOMMENDED: On the matter of the Montclair Ski Resort refer to the recommendation in the General Submissions of this section. Development Criteria on ponds are recommended in Niagara Escarpment Plan, Vol. 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 500-70 PAGE 1121 SUBMISSION NO. 302

OWNER: Mr. and Mrs. D. B. Fowler

LAND: Part West 1/2 Lot 9, Concession 4 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection, Minor Urban Centre Policies

SUBMISSION: Minor Urban Centres do not give an accurate impression of size or location of a hamlet.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 500-72 PAGE 1122 SUBMISSION NO. 303

OWNER: Mrs. Patricia Howes

LAND: Parcel 9, South 1/2 Lot 16, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Return planning to local control. Include only the viable Escarpment in the Proposed Plan. Do away with Development Control.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-91 PAGE 1123 SUBMISSION NO. 304

COUNSEL: George Shepherd

OWNER: Mrs. Evelyn Gallagher

LAND: Part Lot 14, Concession 1
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-88 PAGE 1124 SUBMISSION NO. 305

COUNSEL: George Shepherd

OWNER: Mrs. L. McLaren

LAND: Part West 1/2 Lot 15, Concession 1
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Land should be under the jurisdiction of the local municipalities.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-94 PAGE 1125 SUBMISSION NO. 306

COUNSEL: George Shepherd

OWNER: Mrs. J. Gallagher

LAND: Part Lot 15, Concession 2
Township of Melancthon

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-87 PAGE 1126 SUBMISSION NO. 307

COUNSEL: George Shepherd

OWNER: Mrs. V. Hardman

LAND: Part Lots 14 and 15, Concession 1 O.S.
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-39 PAGE 1127 SUBMISSION NO. 308

OWNER: George Shepherd

LAND: Part Lot 14, Concession 2
Township of Melancthon

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-77 PAGE 1128 SUBMISSION NO. 309

OWNER: A. D. MacMillan

LAND: Part East 1/2 Lot 18, Concession 1 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Subject lands to remain in the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-75 PAGE 1129 SUBMISSION NO. 310

OWNER: Dr. and Mrs. V. R. Perry

LAND: South West 1/2 Lot 19, Concession 2 W.H.S.
West 1/2 Lot 18, Concession 2 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Local plan is restrictive enough. Municipal government is more responsible. Niagara Escarpment Commission would allow excessive recreation uses. Plan could become more restrictive in the future.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer.

FILE NO. 500-73 PAGE 1132 SUBMISSION NO. 312

AGENT: Charles Hopkins, Principal

GROUP: Boyne River Natural Science School

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Permitted Uses

SUBMISSION: May need to develop school facilities on Escarpment Natural Areas. Would like same privileges as the Ministry of Natural Resources in developing parks.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume.

FILE NO. 500-76 PAGE 1133 SUBMISSION NO. 313

AGENT: Dr. Thomas Meredith

OWNER: C. T. Meredith

LAND: North 1/2 Lot 31, Concession 1 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Remove agricultural land from the Proposed Plan.

RECOMMENDED: Refer to recommendations regarding submission 250 (Township of Mulmur) and to responses to general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-97 PAGE 1134 SUBMISSION NO. 314

OWNER: Mrs. Margaret Jarvis

LAND: Part East 1/2 Lot 14, Concession 6
Mono Township

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requests removal of property from the Proposed Plan.

RECOMMENDED: Retain property in Plan with designation recommended by Niagara Escarpment Commission in June 1983.

FILE NO. 500-18 PAGE 1135 SUBMISSION NO. 315

OWNER: Mr. Douglas Howes

LAND: Part South 1/2 Lot 6, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Return planning to local control. Include only visible Escarpment in Proposed Plan. Not enough emphasis on social and economic impacts.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-59 PAGE 1139 SUBMISSION NO. 317

OWNER: Eric and Phyllis White

LAND: West 1/2 Lot 6
South 1/2 of West 1/2 Lot 7, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Delete lands from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-82

PAGE 1140

SUBMISSION NO. 318

AGENT: Ian F. MacNaughton, Planner

OWNER: Standard Industries Ltd.

LAND: Part Lot 3, Concession 7 E.H.S.
Township of Mono

PROPOSED PLAN: Mineral Resource Area, Escarpment Rural Policies

SUBMISSION: Lands have been mined out and rehabilitated. No consideration of permitted uses in Mineral Resource Areas. Designation should be changed to Escarpment Protection and Escarpment Rural. The change in use should not require an amendment to the Proposed Plan.

HEARING OFFICERS: Lands be designated Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-15

PAGE 1141

SUBMISSION NO. 319

OWNER: Keith Halbert

LAND: Part West 1/2 Lot 15, Concession 4
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Requests removal from Proposed Plan because of problems encountered with the Niagara Escarpment Commission and Bruce Trail.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-4

PAGE 1142

SUBMISSION NO. 320

COUNSEL: Geoffrey T. Mullin

OWNER: Edelbrock Bros. Ltd.

LAND: Part East 1/2 Lot 6, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: These lands are included in a draft approved Plan of Subdivision and should be removed from the Proposed Plan.

HEARING OFFICERS: Delete subject lands from the Proposed Plan.

RECOMMENDED: Accept.

FILE NO. 500-85 PAGE 1143 SUBMISSION NO. 321

OWNER: Howard Ferris

LAND: Part Lots 11 and 12, Concession 3 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Lands are actively farmed and should be removed from the Proposed Plan.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-58 PAGE 1144 SUBMISSION NO. 322

AGENT: Gordon Henry

OWNER: Kenneth and Pauline Henry

LAND: Part Lot 15, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change designation to Escarpment Rural.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-96

PAGE 1145

SUBMISSION NO. 323

AGENT: Earl Dodds

OWNER: Donald Robb

LAND: Part Lot 8, Concession 5 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural

SUBMISSION: The lands cannot be developed because of the Proposed Plan.

RECOMMENDED: Land to remain Escarpment Natural. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-43

PAGE 1146

SUBMISSION NO. 324

OWNER: Mrs. Kathy Miller

LAND: East 1/2 Lot 28, Concession 1 E.H.S.
East 1/2 Lot 11, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject property and consider deleting all other lands in Lots 26 to 32, Concession 1 W.H.S. and 1 E.H.S. as well as Lot 11, Concession 1 E.H.S.

RECOMMENDED: The subject area be retained in the Plan. Also refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-83

PAGE 1148

SUBMISSION NO. 325

OWNER: John R. Johnston

LAND: Part 4 of Lot 32, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 500-107

PAGE 1149

SUBMISSION NO. 698

COUNSEL: George H. Shepherd

OWNER: Mr. and Mrs. Mervyn Ferris

LAND: Part Lots 13 and 14, Concession 1 and 2 W.H.S.
Township of Mulmur

SUBMISSION:

1. Delete lands designated Escarpment Protection, or
2. Change the designation of the Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. S 500-31

PAGE 1150

SUBMISSION NO. 699

OWNER: Keith J. McNenly

LAND: Part East 1/2 Lot 6, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject lands from the Plan.

RECOMMENDED: Accept.

FILE NO. S 500-16

PAGE 1151

SUBMISSION NO. 700

OWNER: L. S. Dodds

LAND: Part West 1/2 Lots 9 and 10, Concession 4 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Minor Urban Centre

SUBMISSION: Support position of Mono Township.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. S 500-78

PAGE 1152

SUBMISSION NO. 701

OWNER: Mr. and Mrs. H. P. Graham

LAND: East 1/2 Lot 31, Concession 5 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: The lands are not part of the Escarpment nor lands in the vicinity and should be deleted.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. S 500-79

PAGE 1153

SUBMISSION NO. 702

AGENT: Lynn Wilkinson

OWNER: Robert Wilkinson

LAND: Part East 1/2 Lot 32, Concession 1 E.H.S.
Part West 1/2 Lot 32, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 500-81

PAGE 1154

SUBMISSION NO. 703

OWNER: Wilson R. Still and Ruth Still

LAND: Part West 1/2 Lot 8, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

OWNER: William Sloam

LAND: Part East 1/2 Lot 20, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection and Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Subject lands remain in the Plan.

RECOMMENDED: The subject area be retained in the Plan.

COUNSEL: George Shepherd

GROUP: Niagara Escarpment Central Ratepayers Association

SUBMISSION: Agriculture should be maintained. A comprehensive study on agriculture should be carried out in the area. Each county/region should have its own agricultural policy. Agriculture and recreation are incompatible. Restrictions should not be applied to farms. Zoning is the preferred method of land use control.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

OWNER: James White

LAND: (a) Part West 1/2 Lot 31, Concession 3 E.H.S.
Township of Mono
(b) Part East 1/2 Lot 2, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete applicant's lands in Mono Township. Delete applicant's lands in Mulmur Township. Failing this, redesignate to Escarpment Rural.

RECOMMENDED: The subject area be retained in the Plan. Designations as recommended by the Niagara Escarpment Commission in June, 1983.

SECTION 6
COUNTY OF SIMCOE

SECTION 6. COUNTY OF SIMCOE

General Submissions

The following submissions in the County of Simcoe were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Blue Mountain Bruce Trail Club	600-15	484	1196
Devil's Glen Ski Club	600-29	488	1200

In the following submissions in the County of Simcoe, requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Glen Best	600-18	480	1192
Kurt E. Vogel	600-4	485	1197
Brink Arnold	600-42	720	1208
Charles McLeod	600-44	721	1209
Clifford Weston	600-37	727	1217

RECOMMENDED: These lands remain in the area of the Plan.

Submissions by Municipalities

Name	Submission No.
County of Simcoe	474
County of Nottawasaga	475

FILE NO. 600-29 PAGE 1179 SUBMISSION NO. 474

GROUP: County of Simcoe

SUBMISSION: Permission was granted to Nottawasaga Township to make a submission to the Hearing Officers.

RECOMMENDED: Noted.

COUNSEL: Paul Shaw and Brian McLellan

GROUP: Township of Nottawasaga

- 475.1 Concerns were raised with respect to the following sections of the Proposed Plan:
- Land use policies and their application to the township.
 - New Lot creation in Escarpment Protection Areas.
 - Development Criteria regarding existing lots, water quality, new development next to ravines and agriculture.
 - Relationship of the Niagara Escarpment Plan to local official plans.
 - Escarpment parks and acquisition.
 - Development Control.

RECOMMENDED: Refer to general responses to the general recommendations of the Hearing Officers in Part 1 of this volume and to the Niagara Escarpment Plan, Volumes 1 and 2 (July 1984).

- 475.2 The Township also described several areas where designation changes or the removal of land from the plan were requested. The locations of these lands is shown in Exhibit 365 to the Hearings.

HEARING OFFICERS:

1. The Plan be left as on Exhibit 365 in areas 3 (1), 3(2), and 3(3).
2. Parts 1, 2, 4, 5, 6, 7 and 9 be deleted from the Proposed Plan.
3. Part 8 remain in the Plan and the designation unchanged.

The Hearing Officers' recommendations are listed in more detail in Report of the Hearing Officers Volume 4, (January 1983), pp. 1184-1185.

RECOMMENDED: The Proposed Plan be modified in the following areas as indicated on Exhibit 365 submitted by the Township of Nottawasaga;

Area 1. Delete the following lands from the area of the Plan:

- Lots 7 and 8, Concession 12.
- Part of Lots 1, 2, 3, 17 and 18, Concession 12.
- Lot 16, Concession 11.
- Part of Lots 8, 9, 10, 11, 14, 15 and 17, Concession 11.

Area 2. Delete the following lands from the area of the Plan:

- Part of Lots 19, 20, 22 and 23, Concession 12.

Area 3. Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

Area 4. The deletion of these lands as recommended by the Hearing Officers be accepted.

Area 5. The deletion of these lands as recommended by the Hearing Officers be accepted.

Area 6. These lands be retained in the Plan as recommended by the Niagara Escarpment Commission in June, 1983.

Area 7. These lands be retained in the Plan as recommended by the Niagara Escarpment Commission in June, 1983.

Area 8. These lands remain in the Plan as Escarpment Protection and Escarpment Natural as recommended in the Proposed Plan of November 1979, and accepted by the Hearing Officers.

Area 9. These lands be retained in the Plan as recommended by the Niagara Escarpment Commission in June, 1983.

475.3 The Township also requested that the following lands be designated Mineral Resource Area; if not, remove from the Proposed Plan:

- East 1/2 Lot 7, Concession 12,
- Lot 6, Concession 9,
- Part Lots 9 and 10, Concession 9.

RECOMMENDED: Lot 7, Concession 12 be deleted from the Plan. Lot 6, Concession 9, and Part Lots 9 and 10, Concession 9 be retained in the Plan and that land use designations remain as proposed in The Proposed Plan (1979).

Submissions on Specific Matters

Name	Submission No.
Adam, J.G.	476
Coutts, William	477
Wilkinson, Lynn	478
Sceats, Hubert	479
Bookman, Mrs. V.	481
Noisy River Fishing Club	482
Sam S. Sharpe	483
Heimbecker, Dr. R.	486
Simcoe County Federation of Agriculture	487
Royal, Curtis	713
Flack, Clifford	714
Millsap, Glen	715
Coulter, Ronald	716
Giffen Robert	717
Culham, Elwood	718
Shields, James	719
McLeod, Donald	722
Taylor, Darrel	723
Ruttan, David	724
Scott, Harold	725
Shepherd, George	726
Carmathan Lake Farms Limited	728
Latimer, William	729

OWNER: J. G. Adam

LAND: Part Lot 1, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Parks, Acquisition, Administration

SUBMISSION: Effective control can be provided by the local municipality. Funds must be provided swiftly to acquire and establish parks to preserve the Escarpment.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

OWNER: William Coutts

LAND: Part Lot 7, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: The lands to the north, south and west are not in the Proposed Plan. These lands should be deleted as well.

RECOMMENDED: Accept.

OWNER: Lynn Wilkinson

LAND: Lot 1, Concession 7
Lot 1, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: The subject lands be deleted. That recreation not be encouraged in agricultural areas. The Proposed Plan is unnecessary. The Ontario economy cannot finance the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 600-25

PAGE 1191

SUBMISSION NO. 479

OWNER: Hubert B. Sceats

LAND: Part Lots 38 and 39, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Deletion of lands from Proposed Plan requested. (Nottawasaga Township proposed that part of these lands be changed to Escarpment Recreation Area.)

RECOMMENDED: The subject area be retained in the Plan. Redesignation of Part Lots 38 and 39, Concession 12 to Escarpment Recreation be accepted.

FILE NO. 600-27

PAGE 1193

SUBMISSION NO. 481

OWNER: Mrs. V. Bookman

LAND: Part Lot 5, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Niagara Escarpment Commission should be disbanded. Control should be returned to the local municipality.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 600-11

PAGE 1194

SUBMISSION NO. 482

AGENT: Robert Burrow

GROUP: Noisy River Fishing Club

LAND: Part Lot 6, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Parks and Acquisition Policy

SUBMISSION: Concerned about acquisition area. Club should have input before any land acquisition occurs.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process, (July 1984).

OWNER: Sam S. Sharpe

LAND: Part Lot 14, Concession 7
Part Lot 7, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: That the Niagara Escarpment Commission proposals be rejected and the Commission dissolved.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume and to recommendations of submission 475 (Township of Nottawasaga).

COUNSEL: Paul Shaw

OWNER: Dr. and Mrs. R. Heimbecker

LAND: Part Lot 38, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Lands are located across from the Osler Bluffs Ski Resort and should be changed to Escarpment Recreation.

RECOMMENDED: Part Lot 38, Concession 12 be designated Escarpment Recreation. Remaining property be Escarpment Rural.

AGENT: Garth Cubitt, President

GROUP: Simcoe County Federation of Agriculture

SUBMISSION: Farming should not be over-regulated. Concern that farming will become a non-conforming use. Farming should be protected from recreation. Implementation should be by a local body.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. S 600-36

PAGE 1201

SUBMISSION NO. 713

COUNSEL: Brian McLellan

OWNER: Curtis Royal

LAND: Part Lot 1, Concession 6
Part Lot 2, Concession 5
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 600-38

PAGE 1202

SUBMISSION NO. 714

COUNSEL: Brian McLellan

OWNER: Clifford Flack

LAND: Part South 1/2 Lot 5, Concession 6
West 1/2 Lot 4, Concession 5
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 600-39

PAGE 1203

SUBMISSION NO. 715

COUNSEL: Brian McLellan

OWNER: Glen Millsap and Paul Millsap

LAND: East 1/2 Lots 2, 3 and 4, Concession 6
East 1/2 Lot 6, Concession 6
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

COUNSEL: Brian McLellan

OWNER: Ronald Coulter

LAND: West 1/2 Lot 2, Concession 6
East 1/2 Lot 1 and 2, Concession 7
West 1/2 Lot 1, Concession 8
Lot 2, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Removal of property from the Proposed Plan requested.

RECOMMENDED: The subject lands be retained in the area of the Plan.

COUNSEL: Brian McLellan

OWNER: Robert Giffen

LAND: Part Lot 15 and 16, Concession 8
Part Lot 16, Concession 7
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part Lots 15 and 16, Concession 8, be deleted from the Plan.

COUNSEL: Brian McLellan

OWNER: Elwood Culham

LAND: Lot 14, Concession 11
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part west half Lot 14, Concession 11 be deleted from the Plan.

FILE NO. S 600-43 PAGE 1207 SUBMISSION NO. 719

COUNSEL: Brian McLellan

OWNER: James Shields

LAND: Part Lot 18, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: East half Lot 18, Concessin 9 be deleted from the Plan.

FILE NO. S 600-45 PAGE 1210 SUBMISSION NO. 722

COUNSEL: Brian McLellan

OWNER: Donald A. McLeod

LAND: Part Lot 11, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. S 600-21 PAGE 1211 SUBMISSION NO. 723

COUNSEL: George Shepherd

OWNER: Darrel Taylor

LAND: West 1/2 Lot 3, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. S 600-34

PAGE 1213

SUBMISSION NO. 724

COUNSEL: George Shepherd

OWNER: David Ruttan

LAND: Lot 2 and Part Lot 3, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete subject lands from the Proposed Plan.

RECOMMENDED: Escarpment Rural and Escarpment Natural lands be deleted in Lots 2 and 3, Concession 12, Township of Nottawasaga.

FILE NO. S 600-51

PAGE 1215

SUBMISSION NO. 725

COUNSEL: George Shepherd

OWNER: Harold Scott

LAND: Part Lot 3, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete subject lands from the Proposed Plan.

RECOMMENDED: Escarpment Rural lands be deleted in Lot 3, Concession 12, Township of Nottawasaga.

FILE NO. S 600-35

PAGE 1216

SUBMISSION NO. 726

OWNER: George Shepherd and Ralph Shepherd

LAND: Part Lot 7, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural.

SUBMISSION: Delete subject lands from the Proposed Plan.

RECOMMENDED: Accept.

FILE NO. S 600-47

PAGE 1218

SUBMISSION NO. 728

COUNSEL: Alexander E. Besse

OWNER: Carmarthan Lake Farms Limited

LAND: South 1/2 Lot 21, Concession 11
Lot 19-23, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Applicant requested that all lands west of the Escarpment Natural Area on the property be deleted.

RECOMMENDED: Part of Lots 19, 20, 22 and 23, Concession 12, Township of Nottawasaga be deleted from the Plan.

FILE NO. S 600-50

PAGE 1220

SUBMISSION NO. 729

OWNER: William Latimer

LAND: Part West 1/2 Lot 6, Concession 6
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested a designation change to permit construction of a home on an adjoining separate lot.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June, 1983.

SECTION 7
COUNTY OF GREY

SECTION 7. COUNTY OF GREY

General Submissions

The following submissions in the County of Grey were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Meryl Prange	700-92	412	1248
Dr. Allan Stone	700-74	444	1284
Federation of Ontario Naturalists	700-41	447	1287
Stewart E. Hamill	700-90	451	1291
Blue Mountain Bruce Trail Club	700-46	459	1300
Bruce Trail Association	700-60	463	1304
Saugeen Field Naturalists	700-91	684	1322
Garth Baron	700-114	730	1327
Dr. W.G. Bassett	700-115	731	1328
James Beldon	700-16	732	1329
Hans Kleefeld	700-119	733	1330
Herman McConnell	700-120	734	1331
Dorothy Teakles	700-121	735	1332
Robert Weile	700-122	736	1333
Gerald Weinberg	700-123	737	1334
Sharon & Timothy Thompson	700-124	738	1335
Rbt. & Michael Leverty	700-95	739	1336
Beaver Valley Heritage Soc.	700-113	740	1337
Coalition on the Niagara Escarpment	700-5	742	1340

In the following submissions in the County of Grey, requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Lesich Construction	700-47	409	1245
Harold Wrigley	700-56	411	1247
Murray Fox	700-84	416	1252
Bruce N. McKay	700-9	418	1254
Robert Porters	700-7	419	1255
Thomas N. Jones	700-65	420	1256
Norman E. Seabrook	700-13	421	1257
Lloyd Ball	700-6	422	1259
Mr. & Mrs. R. Coward	700-8	423	1260
Fred Davenport	700-12	428	1265
R. Alonzo Rennie	700-11	429	1266
Ray Landherr	700-53	431	1268

Carrie Landherr	700-54	432	1269
Springbank Chalet Farms	700-77	434	1272
Barry W. Reid	700-76	435	1273
Robert W. Reid	700-75	436	1274
Kenneth B. Taylor	700-42	441	1281
Alfred Moos	700-97	442	1282
Bernd Moos	700-1	443	1283
Arnold Flanigan	700-48	450	1290
Sundance of Blantrye Ltd.	700-27	452	1292
Cecile Cole	700-38	453	1294
Alex Torrie	700-35	455	1296
Harold Sutherland	700-24	458	1299
James, Allan, Freda Thompson	700-55	460	1301
Ross Cruikshank	700-57	462	1303
Mervin Campbell	700-61	464	1305
Elroy Belbeck	700-26	465	1306
Walter Scott	700-66	466	1307
Albert King	700-112	468	1315
Donald MacQueen	700-108	470	1317
Hubert B. Cheshire	700-98	692	1323
Donald D. Halls	700-88	694	1325
Dr. Raymond O. Heimbecker	700-4	743	1341

RECOMMENDED: These Lands remain in the area of Plan.

The following submissions in the County of Grey were opposed to the Proposed Plan:

Name	File No.	Submission No.	Page
Dr. J. Rowland	700-3	410	1246
Margaret Quinton	700-14	427	1264
Robert McKessock	700-17	440	1280
Melva Peterson	700-83	693	1324

The following submissions in the County of Grey were made in respect of lands not within the area of the Proposed Plan. The first two submissions involved mapping errors and the Hearing Officers recommended deletion. The last three submissions were made by landowners living outside the area of the Proposed Plan.

Name	File No.	Submission No.	Page
William and Ruby Deakin	700-105	413	1249
George Hamilton	700-99	414	1250
Harvey Vance	700-67	439	1279
Bruce P. Simpson	700-73	461	1302
Mervyn & Philip Bye	700-125	695	1326

RECOMMENDED: Submissions 413, 414: Delete from Plan area.
 Submissions 439, 461, 695: None.

Submissions by Municipalities

Name	Submission No.
County of Grey	405
Township of Keppel	406
Township of Derby	407
Township of St. Vincent	472
City of Owen Sound	408

FILE NO. 700-72 PAGE 1237 SUBMISSION NO. 405

AGENT: Ross Arthur, Planning Director

GROUP: County of Grey

The salient features of submissions by the County of Grey are:

405.1 That additional Escarpment Recreation Areas be designated.

- The County submitted that several areas of land were suitable for this designation and recommended the following lands to the Hearing Officers for this use:
- a) Part Lots 12-16, Concession 4 and 5, Euphrasia Township.
 - b) Part Lots 9-11, Concession 5, Euphrasia Township.
 - c) Part Lots 2-6, Concession 5, Euphrasia Township.
 - d) Part Lots 2 and 3, Concession 5, Euphrasia Township.
 - e) Part Lots 22-24, Concession 13 and 14, Artemesia Township.

HEARING OFFICERS: Accept redesignation of sites (a), (b), (c), (d) and (e) to Escarpment Recreation.

RECOMMENDED:

- a) Part Lots 12-16, Concessions 4 and 5, Township of Euphrasia remain designated as recommended by the Niagara Escarpment Commission in The Proposed Plan for the Niagara Escarpment (November 1979).

- b) Lands in the North 1/2 Lot 9, Lots 10 and 11, Concession 5, Township of Euphrasia, remain designated as recommended by the Niagara Escarpment Commission in November 1979.

With regard to lands in the South 1/2 Lot 9, Concession 5, Township of Euphrasia, the recommendations of the Niagara Escarpment Commission as submitted in June 1983 be accepted.

- c) On part Lots 2 to 6, Concession 5, Township of Euphrasia, the recommendations of the Niagara Escarpment Commission as submitted in June 1983 be accepted.
d) On part Lots 2 and 3, Concession 5, Township of Euphrasia, the recommendations of the Niagara Escarpment Commission as submitted in June 1983 be accepted.

405.2 Proposed Minor Urban Centres be accepted as conforming to the Proposed Plan. The lands referred by the County are:

- a) Part Lots 5 and 6, Concession 4 and 5, Euphrasia Township.
Part Lots 3-6, Concessions 4 and 5, Euphrasia Township (Kimberley).
b) Part Lots 25-27, Concession 8-10, Artemesia Township (Eugenia).

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in part 1 of this volume and also to Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development, July 1984.

405.3 Downhill ski development be permitted on lands located at Part Lots 2-6, Concession 6, Township of Euphrasia.

RECOMMENDED: The lands in question be subject to the appropriate section of the Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development, July 1984.

FILE NO. 700-87

PAGE 1241

SUBMISSION NO. 406

AGENT: Richard Hughes, Deputy Planning Director, County of Grey

GROUP: Township of Keppel

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

The Township requested that the Escarpment Natural designation of the "Secondary Scarp" on Lots 39 to 45 Colpoys Range and Lots 1 to 22, Georgina Range be removed. Removal of the corresponding Escarpment Protection areas was also requested. The areas in question are shown on Exhibit 276 to the Hearing Officers.

HEARING OFFICERS: Delete lands shown on Exhibit 276.

RECOMMENDED:

The following lands be deleted from the Plan.

- Part Lot 45, Concession 24.
- Part Lots 41 to 45, Concession 25.
- Part Lots 41 to 44, Colpoys Range.
- Part Lots 2 to 22, Georgian Range.
- Part Lots 39 and 40, Concession 25 will remain in the Plan.

AGENT: Richard Hughes, Deputy Planning Director, County of Grey

GROUP: Township of Derby

PROPOSED PLAN: Escarpment Protection and Escarpment Rural

The Township requested that the Urban Centre designation apply to Part Lots 13 and 14, Concession 2, Township of Derby.

HEARING OFFICERS: Accept.

RECOMMENDED: The redesignation of the subject lands to Urban Centre be accepted.

AGENT: Robert Mackey, Chairman, St. Vincent Planning Board

GROUP: Township of St. Vincent

PROPOSED PLAN: Escarpment Protection and Minor Urban Centre

The Township requested that lands in the Hamlet of Griersville and an area to the north be deleted from the Proposed Plan.

HEARING OFFICERS: That lands in Griersville and vicinity be deleted from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan.

GROUP: City of Owen Sound

The city informed the Hearing Officers that:

- Proposed Plan designations in the City are appropriate,
- the Niagara Escarpment Planning Area coincide with the boundaries of the Niagara Escarpment Plan,
- particular attention be given to controls in Escarpment Natural areas,
- Official Plans of amendments thereto constitute an amendment to the Niagara Escarpment Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and also to The Niagara Escarpment Plan, Volumes 1 and 2, (July 1984).

Submissions on Specific Matters

Name	Submission No.
Sceats, Thomas	415
Thompson, Robert	417
Barnes, Fred	427
Gilles, Allan	425
Johnston, Alex	426
Potter, Irene	430
Sydenham Federation of Agriculture	433
Blaser, Eric	437
Dearie Construction Ltd.	438
Dailey, T., E. & D.	445
Stephens, William	446
Francescut, Danny	448
Dinsmore, David	449
Abernethy, D.	454
Lobban, W.	456
Barnes, Arthur	457
Cambray Investments Ltd.	467
Ontario Trail Riders Association	469
Blue Mountain Resorts and Craigleith Development Ltd.	471
Kramer, Charles	473
Thomson, Lloyd	741

FILE NO. 700-107 PAGE 1251 SUBMISSION NO. 415

OWNER: Thomas Sceats

LAND: Part Lot 12, Concession 1
Township of Collingwood

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation

RECOMMENDED: Escarpment Protection designation as recommended by the Niagara Escarpment Commission in June, 1983 be accepted.

FILE NO. 700-15

PAGE 1253

SUBMISSION NO. 417

OWNER: Robert C. Thompson

LAND: Part Lot 9, Concession 4
Township of Collingwood

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation.

RECOMMENDED: This area remain Escarpment Protection.

FILE NO. 700-85

PAGE 1261

SUBMISSION NO. 424

OWNER: Fred Barnes

LAND: Part Lot 5, Concession 4
Part Lot 4, Concession 4
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Minor Urban Centre

SUBMISSION: Either redesignate the Escarpment Protection to Escarpment Recreation or permit an extension of the Kimberley Minor Urban Centre to include these lands.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-2

PAGE 1262

SUBMISSION NO. 425

OWNER: Allan Gillies

LAND: Lot 1, Concession 2
Township of Collingwood

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Seeks clarification of the acquisition proposed of a portion of the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

OWNER: Alex Johnston

LAND: South 1/2 Lot 18, Georgian Range
Township of Keppel

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Clarification sought on certain features of the Proposed Plan.

RECOMMENDED: The subject lands will be deleted from the Plan.

OWNER: Mrs. Irene Potter

LAND: Part Lot 11, Concession 12
Township of Sydenham

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Remove subject land from the Proposed Plan.

RECOMMENDED: Accept.

AGENT: William McKee, Director

GROUP: Sydenham Federation of Agriculture

SUBMISSION: Want Plan area to be reduced to 300 metres on either side of the Escarpment and all Class 1-4 agricultural lands removed from controls of the Plan. The Bruce Trail should not receive government assistance.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this Volume.

FILE NO. 700-89 PAGE 1275 SUBMISSION NO. 437

COUNSEL: Paul Shaw

OWNER: Eric Blaser

LAND: West 1/2 Lot 16, Concession 5
Part Lot 15, Concession 3
Township of Collingwood

PROPOSED PLAN: Escarpment Rural, Escarpment Protection and Escarpment Recreation

SUBMISSION: Seeks clarification of the designations affecting the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-29 PAGE 1276 SUBMISSION NO. 438

COUNSEL: R. W. Macaulay, Q.C.

OWNER: Dearie Contracting Limited

LAND: South 1/2 Lot 9, Concession 5
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation.

HEARING OFFICERS: Modify the Proposed Plan to change designation of subject lands to Escarpment Recreation.

RECOMMENDED: For the south half of Lot 9, Concession 5, the recommendation of the Niagara Escarpment Commission as proposed in June 1983 be accepted.

FILE NO. 700-18 PAGE 1285 SUBMISSION NO. 445

OWNER: Thomas, Earl and Donald Dailey

LAND: Part Lot 28 and 29, Concession 20
Township of Keppel

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 700-101 PAGE 1286 SUBMISSION NO. 446

OWNER: William Stephens

LAND: Lot 27, Concession 8
Township of Artemesia

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject property from the Proposed Plan.

RECOMMENDED: Accept.

FILE NO. 700-96 PAGE 1288 SUBMISSION NO. 448

COUNSEL: B. Boyce

OWNER: Danny A. Francescut

LAND: Lots 16, 17 and 18, Concession 3
Township of Collingwood

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Sought clarification of how the designations affect the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 700-80 PAGE 1289 SUBMISSION NO. 449

OWNER: David Dinsmore

LAND: North 1/2 Lot 2, Concession 5
Township of St. Vincent

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 700-81 PAGE 1295 SUBMISSION NO. 454

OWNER: Donald Abernethy

LAND: Part Park Lots 48 and 49
Town Plot of Brooke
Township of Sarawak

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Wishes to develop as 4 or 5 lots in place of the existing 18 lots.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-28 PAGE 1297 SUBMISSION NO. 456

AGENT: William Lobban

OWNER: Mrs. Joan Lobban

LAND: Part Lot 7, Concession 4
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Redesignate the lands to Escarpment Protection and remove the lands from Acquisition.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-23 PAGE 1298 SUBMISSION NO. 457

COUNSEL: J. F. Laing

OWNER: Arthur G. Barnes

LAND: North 1/2 Lot 2, Concession 4
Township of Collingwood

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: Opposed to the acquisition of his lands.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

COUNSEL: John Keefe and Rosalyn Houser

OWNER: Cambray Investments Ltd.

LAND: Part Lots 12, 13 and 14, Concession 5 and 6
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation.

HEARING OFFICERS: Modify Proposed Plan by changing designation of the subject property from Escarpment Protection to Escarpment Recreation.

RECOMMENDED: Subject lands remain designated as recommended by the Niagara Escarpment Commission in The Proposed Plan for the Niagara Escarpment (November 1979).

AGENT: Hans Hausler

GROUP: Ontario Trail Riders Association

SUBMISSION: Designate horse trails in the Proposed Plan.

RECOMMENDED: None.

AGENT: George Weider, Chairman
Blue Mountain Resorts Limited and
President of Craigleith Development Limited

OWNER: Blue Mountain Resorts Limited and Craigleith Development Limited

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: General support for the Plan. Clarification suggested of permitted uses in Escarpment Recreation Areas. Revisions to the Implementation section of the Proposed Plan also proposed.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and to Niagara Escarpment Plan, Volume I: Planning and Implementation Process (July 1984).

FILE NO. 700-104

PAGE 1321

SUBMISSION NO. 473

OWNER: Charles Kramer

LAND: Part Lot 16, Concession 4
Part Lot 14, Concession 2
Township of Derby

PROPOSED PLAN: Escarpment Protection and Escarpment Rural
Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part Lot 14, Concession 2 be designated Urban Centre. Balance of the property be retained in the Plan.

FILE NO. S 700-126

PAGE 1339

SUBMISSION NO. 741

OWNER: Lloyd Thomson

LAND: East 1/4 Lot 4, Concession 4
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: Urges immediate acquisition of the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

SECTION 8
COUNTY OF BRUCE

SECTION 8. COUNTY OF BRUCE

General Submissions

The following submissions in the County of Bruce were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Innis Jenkins	800-4	376	1363
Bruce Trail Association	800-2	388	1376
Malcolm Campbell	800-52	399	1388
Vincent Elliott	800-1	678	1395
Coalition on the Niagara Escarpment	800-6	679	1396
Federation of Ontario Naturalists	800-24	680	1397
Saugeen Field Naturalists	800-49	683	1400
Joseph Johnson	800-58	686	1402
Bryce Kindrick	800-12	688	1404
Bernd Baldus	800-60	691	1407

In the following submissions in the County of Bruce, requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Vernon Mackie	800-13	378	1365
Angus Ralph	800-16	382	1369
A. H. Libby	800-44	387	1375
Ronald Ceaser	800-15	395	1383
Frank and Ismay Richardson	800-11	396	1384
Garfield Shouldice	800-55	685	1401

RECOMMENDED: These lands remain in the area of the Plan

The following submissions in the County of Bruce were opposed to the Proposed Plan:

Name	File No.	Submission No.	Page
Ivor C. Bridge	800-7	375	1362
Phil McNichol	800-8	379	1366
Bruce Peninsula Protection Association	800-25	393	1381
Gordon & Rhonda Richardson	800-17	394	1382
Richard Fox	800-27	403	1393

Niagara Escarpment Northern Ratepayers Association	800-30	404	1394
Clayton McKague	800-14	689	1405

Submissions by Municipalities

Name	Submission No.
County of Bruce	373
Township of Albemarle	374

FILE NO. 800-46 PAGE 1357 SUBMISSION NO. 373

AGENT: Donald B. Scott, Planning Director

GROUP: County of Bruce

At the hearings, the County of Bruce suggested certain changes and alterations to the Proposed Plan based on the advice of its member municipalities. Exhibit 252, parts (a) and (b) includes details of the proposed changes and forms the basis of the following sections.

HEARING OFFICERS: The Proposed Plan (1979) be modified by deleting the areas recommended for deletion as shown on Exhibit 252 (a) and (b) and that the Plan be modified by the changes in designations set out in the above Exhibit.

- 373.1 The County proposed that the following areas be deleted from the Plan:
- Area 1. Part Lots 43-46 Concession 1 EBR, St. Edmunds Township.

Area 2. Lot 11, Concession 7 EBR, Lindsay Township.

Area 3. Part Lots 20-23, Concession 3 and 4 EBR, Eastnor Township.

Area 4. Part Lots 1-14, Concession 6, 7 and 8 EBR, Eastnor Township. Lots I-5, Concession 8 EBR, Albemarle Township.

Area 5. Part Lots 26-33, Concession 8 EBR, Albemarle Township and Part Lots 32-35, Concession 5 and 7 EBR, Albemarle Township.

- RECOMMENDED:
- Areas 1 to 4 be deleted. In Area 5, that only the following areas in Albemarle Township be deleted.
- Part Lots 34 and 35, Concession 5 EBR.
 - Lots 32, 33 and Part 34, Concession 7 EBR.
 - Lots 25, 27, 28 and Part 29, 30, Concession 8 EBR.

373.2 It was proposed that certain lands designated Escarpment Natural in the Proposed Plan be redesignated to Escarpment Protection and Escarpment Rural and that certain lands designated Escarpment Protection in The Proposed Plan be redesignated to Escarpment Rural. It was also proposed that Escarpment Natural and Escarpment Protection areas be approximately 300 metres wide.

The following lands are included:

- Lots 1-34, Concession 1-13, EBR, St. Edmunds Township.
- Lots 42-50, Concession 5-13 EBR, Lindsay Township.
- Lots 1-17, Concession 5-9 EBR, Lindsay Township.
- Lots 40, 42 and 43, Concession 4, 5 and 6 EBR, Eastnor Township.
- Lots 11-15, Concession 7, 8, and 9 EBR, Eastnor Township.
- Lots 2-7, Concession 8-12 EBR, Eastnor Township..

RECOMMENDED: Designations for the subject lands as proposed by the County of Bruce in Exhibit 252 be accepted. These are illustrated in the Maps accompanying the Niagara Escarpment Plan: Vol. 2, Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

373.3 It was proposed that the following lands be redesignated to Escarpment Recreation:

- Block 9 EBR, Town Plot of Bury, St. Edmunds Township.
- Part Lots 46-50, Concession 1, 2 and 3 EBR, St. Edmunds Township.
- Lots 27-39, Concession 7 EBR, Lindsay Township.
- Part Lots 15 and 16, Concession 9 EBR, Lindsay Township.
- Part Lots 7-10, Concession 9 EBR, Lindsay Township.
- Part Lots 13 and 14, Concession 11 EBR, Eastnor Township.
- Part Lots 5 and 6, Concession 12 EBR, Eastnor Township.

RECOMMENDED: The subject lands be redesignated Escarpment Recreation as recommended by the Niagara Escarpment Commission in June 1983.

373.4 It was also proposed that the following lands be redesignated to Escarpment Recreation:

- Part Lots 24-28, Concession 15 EBR, Albemarle Township.

RECOMMENDED: The subject area remain designated as Escarpment Natural.

FILE NO. 800-47

PAGE 1361

SUBMISSION NO. 374

AGENT: Gordon W. Hotham, Clerk-Treasurer

GROUP: Township of Albemarle

SUBMISSION: The Township generally supported the brief of the County of Bruce and requested that certain areas be removed from the Proposed Plan.

RECOMMENDED: Refer to recommendations in Submission 475 (County of Bruce).

Submissions on Specific Matters

Name	Submission No.
Grant, Mr. & Mrs. D.	377
Lemcke, Ivan	380
Clark, John	381
Gattis, Ronald	383
Hepburn, William	384
Ward, Lawrence	385
Barfoot, Clifford	386
Lerner, Frances	389
Loucks, Dr. C.	390
Searle, A.	391
Hill, Mr. & Mrs. G.	392
Rodgers, J. & S.	397
Thompson, Mr. & Mrs. J.	398
Murphy, Harold	400
Kropschot, Mrs. R.	401
Mayhew, Leonard	402
Forbes, Harold	681
Watson, Mrs. W.	682
Schwass, R. & M.	687
Rutherford, Jerry	690

FILE NO. 800-33 PAGE 1364 SUBMISSION NO. 377

OWNER: Mr. and Mrs. Donald J. Grant

LAND: Lot 1 and Part Lot 2, Plan 401
Township of Eastnor

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Area.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-31 PAGE 1367 SUBMISSION NO. 380

OWNER: Ivan Lemcke

LAND: Lot 13, Concession 12, E.B.R.
Township of Eastnor

PROPOSED PLAN: Escarpment Natural and Escarpment Recreation

SUBMISSION: Expressed concern for the length of time required to process a plan of subdivision.

RECOMMENDED: None.

FILE NO. 800-10 PAGE 1368 SUBMISSION NO. 381

OWNER: John Clark

LAND: Lot 14, Concession 11, E.B.R.
Eastnor Township

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Delete the lands or redesignate a portion to Escarpment Recreation to permit a small cottage subdivision as an extension of an existing partially-developed subdivision.

RECOMMENDED: Accept.

FILE NO. 800-41 PAGE 1370 SUBMISSION NO. 383

OWNER: Ronald Gattis

LAND: Part Lot 28, Concession 8
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. 800-37 PAGE 1371 SUBMISSION NO. 384

COUNSEL: Peter Fallis

OWNER: William Hepburn

LAND: Lot 26 and 27, Concession 8
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. 800-21 PAGE 1372 SUBMISSION NO. 385

COUNSEL: Peter Fallis

OWNER: Lawrence W. Ward

LAND: Lot 29 and Part Lot 28, Concession 8 E.B.R.
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lot 28 and Part Lot 29, Concession 8 E.B.R. be deleted.

FILE NO. 800-42 PAGE 1373 SUBMISSION NO. 386

COUNSEL: Peter Fallis

OWNER: Clifford Barfoot

LAND: Lots 29 and 30, Concession 8
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part Lot 29 and Part Lot 30, Concession 8 be deleted.

FILE NO. 800-48 PAGE 1377 SUBMISSION NO. 389

COUNSEL: Samuel Lerner, Q.C.

OWNER: Mrs. Frances Lerner

LAND: Unit 32, Plan D 24
Township of Albemarle

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Areas. Also concerned about possible commercial development which may be incompatible with the residential nature of the area.

RECOMMENDED: Lands remain Escarpment Recreation. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-52 PAGE 1378 SUBMISSION NO. 390

COUNSEL: Samuel Lerner, Q.C.

OWNER: Dr. Charles H. Loucks

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Areas. Also concerned about possible commercial development which may be incompatible with the residential nature of the area.

RECOMMENDED: Lands remain Escarpment Recreation. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-53 PAGE 1379 SUBMISSION NO. 391

COUNSEL: Samuel Lerner, Q.C.

OWNER: A. A. Searle

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Areas. Also concerned about possible commercial development which may be incompatible with the residential nature of the area.

RECOMMENDED: Lands remain Escarpment Recreation. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-29 PAGE 1380 SUBMISSION NO. 392

OWNER: Mr. & Mrs. Gordon T. Hill

LAND: Part Lot 20, Concession 8 E.B.R.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Acquire the property or provide an easement for access as the property is land-locked by surrounding public lands.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

FILE NO. 800-19 PAGE 1385 SUBMISSION NO. 397

OWNER: James and Shirley Rodgers

LAND: Lot 30, Concession 1 and 2 E.B.R.
Township of St. Edmunds
Lot 18, Concession 6 E.B.R.
Township of Eastnor

PROPOSED PLAN: Escarpment Natural and Escarpment Protection
Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject properties be retained in the Plan. For the designations of these lands refer to the response to Submission 373 (County of Bruce).

FILE NO. 800-54 PAGE 1387 SUBMISSION NO. 398

OWNER: Mr. and Mrs. John H. Thompson

LAND: Lots 44 and 45, Concession 2
Township of St. Edmunds

PROPOSED PLAN: Escarpment Protection and Escarpment Rural

SUBMISSION: Seeks clarification whether rocks and trees may be removed from active farmland in order to enhance the farm.

RECOMMENDED: None

FILE NO. 800-23 PAGE 1389 SUBMISSION NO. 400

COUNSEL: J. D. Murphy

OWNER: Harold Murphy
(Colpoys Cove Investments)

LAND: 1. Lot 26 and 27, Concession 15 E.B.R.
2. Lot 23, Part Lots 24 and 25, Concession 15 E.B.R.
3. Lot 27 and 28, Concession 14 E.B.R.
Township of Albemarle

PROPOSED PLAN: 1. Escarpment Natural and Escarpment Protection
2. Escarpment Natural, Escarpment Protection and Escarpment Rural
3. Escarpment Natural and Escarpment Protection

SUBMISSION:
1. Redesignate Escarpment Protection to Escarpment Rural.
2. Redesignate Escarpment Protection to Escarpment Rural.
3. Redesignate Escarpment Protection to Escarpment Rural and a portion of Escarpment Natural to Escarpment Recreation.

RECOMMENDED: All the subject lands remain designated as recommended by the Niagara Escarpment Commission in The Proposed Plan for the Niagara Escarpment (November 1979) and confirmed in June 1983.

FILE NO. 800-56 PAGE 1391 SUBMISSION NO. 401

OWNER: Mrs. Robert Kropschot

LAND: Town Plot Bury E.B.R. 9 Pt.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Redesignate to Escarpment Recreation

RECOMMENDED: Accept.

FILE NO. 800-57 PAGE 1392 SUBMISSION NO. 402

OWNER: Leonard Mayhew

LAND: Town Plot Bury E.B.R. 9 Pt.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Redesignate to Escarpment Recreation

RECOMMENDED: Accept.

OWNER: Harold M. Forbes

LAND: Lot 23, Concession 4 and 5
Township of Eastnor

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lot 23, Concession 4, only be deleted.

OWNER: Mrs. W. I. Watson

LAND: Lots 44 and 45, Concession 1 E.B.R.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

OWNER: Rodger and Mary Schwass

LAND: Part Lots 29, 30 and 31, Concession 7 E.B.R.
Township of Lindsay

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject property be retained in the Plan and Part Lot 29, Concession 7 E.B.R. be designated Escarpment Recreation. Remaining lands be designated Escarpment Protection and Escarpment Natural.

FILE NO. S 800-32

PAGE 1406

SUBMISSION NO. 690

OWNER: Jerry Rutherford

LAND: Part Lot 15, Concession 7 E.B.R.
Township of Eastnor

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject lands be retained in the Plan. For designations of these lands refer to the response to Submission 373 (County of Bruce).

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The Niagara Escarpment plan

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